



**City Council
Electronic Meeting**

**Council Chambers, City Hall
6911 No. 3 Road
Monday, May 8, 2023
7:00 p.m.**

Pg. # ITEM

MINUTES

1. *Motion to:*

- CNCL-10** (1) *adopt the **minutes** of the Regular Council meeting held on Monday, April 24 2023; and*
- CNCL-19** (2) *receive for information the Metro Vancouver **'Board in Brief'** dated April 28, 2023.*



AGENDA ADDITIONS & DELETIONS

PRESENTATION

Katie Fenn, CEO, BCRPA, to present the Facility Excellence Award to Council.

COMMITTEE OF THE WHOLE

2. *Motion to resolve into Committee of the Whole to hear delegations on agenda items.*

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3. Delegations from the floor on Agenda items.

PLEASE NOTE THAT FOR LEGAL REASONS, DELEGATIONS ARE NOT PERMITTED ON ZONING OR OCP AMENDMENT BYLAWS WHICH ARE TO BE ADOPTED OR ON DEVELOPMENT PERMITS/DEVELOPMENT VARIANCE PERMITS.

4. *Motion to rise and report.*

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RATIFICATION OF COMMITTEE ACTION

CONSENT AGENDA

PLEASE NOTE THAT ITEMS APPEARING ON THE CONSENT AGENDA WHICH PRESENT A CONFLICT OF INTEREST FOR COUNCIL MEMBERS MUST BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED SEPARATELY.

CONSENT AGENDA HIGHLIGHTS

- Receipt of Committee minutes
- Museum and Heritage Services Year in Review 2022
- 2023 Neighbourhood Celebration Grants Allocation
- Lansdowne Major Park and Open Space Guiding Principles and Next Steps
- Changes in Provincial Legislation Needed to Address Gas Utilities in British Columbia
- 2022 Consolidated Financial Statements

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- Land use applications for first reading (to be further considered at the Public Hearing on June 19, 2023):
 - 9671 No 1 Road – Rezone From “Single Detached (RS1/E)” Zone To “Compact Single Detached (RC2)” Zone (Bradley Dore – applicant)
 - 7371 No. 4 Road – Rezone From Single Detached (RS1/F)” Zone To The “Medium Density Townhouses (RTM2)” Zone (Fougere Architecture Inc – Applicant)
 - 10611 And 10751 River Drive – Rezone From Industrial Storage (IS)” Zone to the “Low To Mid Rise Apartment (ZLR46) – Bridgeport” Zone (Fougere Architecture Inc. – Applicant)
- Referral Response Construction Signage

5. *Motion to adopt Items No. 6 through No. 15 by general consent.*



6. **COMMITTEE MINUTES**

That the minutes of:

- CNCL-36 (1) *the **Parks, Recreation and Cultural Services Committee** meeting held on April 25, 2023;*
- CNCL-45 (2) *the **Finance Committee** meeting held on May 1, 2023;*
- (3) *the General Purposes Committee meeting held on May 1, 2023;(distributed separately)*
- (4) *the Special Community Safety Committee meeting held on May 1, 2023; (distributed separately) and*
- (5) *the Planning Committee meeting held on May 2, 2023; (distributed separately)*

be received for information.



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Consent
Agenda
Item

7. **MUSEUM AND HERITAGE SERVICES YEAR IN REVIEW 2022**

(File Ref. No. 11-7141-01) (REDMS No. 7181796)

CNCL-48

See Page CNCL-48 for full report

PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE
RECOMMENDATION

- (1) *That the Museum and Heritage Services Year in Review 2022, as presented in the staff report titled “Museum and Heritage Services Year in Review 2022,” dated March 20, 2023, from the Director, Arts, Culture and Heritage Services, be received for information; and*
- (2) *That the Museum and Heritage Services Year in Review 2022 be circulated to Community Partners and Funders for their information.*



Consent
Agenda
Item

8. **2023 NEIGHBOURHOOD CELEBRATION GRANTS ALLOCATION**

(File Ref. No. 03-1085-05) (REDMS No. 7186538)

CNCL-87

See Page CNCL-87 for full report

PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE
RECOMMENDATION

- (1) *That the Neighbourhood Celebration Grants be awarded for the recommended amount of \$78,983.70 as identified in Attachment 2 of the staff report titled, “2023 Neighbourhood Celebration Grants Allocation,” dated March 24, 2023, from the Director, Arts, Culture and Heritage Services; and*
- (2) *That the grant funds be disbursed accordingly.*



Consent
Agenda
Item

9. **LANSDOWNE MAJOR PARK AND OPEN SPACE GUIDING PRINCIPLES AND NEXT STEPS**

(File Ref. No. 06-2345-20-LSCP1) (REDMS No. 7119072)

CNCL-100

See Page CNCL-100 for full report

PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE
RECOMMENDATION

- (1) *That the Lansdowne Major Park and Open Space Guiding Principles as outlined in the staff report titled “Lansdowne Major Park and Open Space Guiding Principles and Next Steps,” dated March 31, 2023, from the Director, Parks Services, be endorsed; and*

- (2) *That the Lansdowne Major Park and Open Space Master Plan Process proceed to Phase 2 – development of master plan concept options as outlined in the staff report titled “Lansdowne Major Park and Open Space Guiding Principles and Next Steps,” dated March 31, 2023, from the Director, Parks Services; and*
- (3) *That prior to implementing Phase 2, staff conduct a workshop with Council members.*



Consent
Agenda
Item

10. **CHANGES IN PROVINCIAL LEGISLATION NEEDED TO ADDRESS GAS UTILITIES IN BRITISH COLUMBIA**

(File Ref. No. 10-6000-00) (REDMS No. 7185313)

CNCL-121

See Page CNCL-121 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) *That, as described in the report titled ‘Changes in Provincial Legislation Needed to Address Gas Utilities in British Columbia’ from the Director, Sustainability & District Energy, dated March 17, 2023:*
 - (a) *Letters be sent to the Premier, the Minister of Municipal Affairs, the Minister of Environment and Climate Change Strategy, the Minister of Energy, Mines and Low Carbon Innovation and to local Members of the Legislative Assembly, asking the Government of British Columbia to*
 - (i) *reform the British Columbia Utilities Commission in the context of a changing climate as noted in the report; and*
 - (ii) *urgently enact legislation that regulates greenhouse gas emissions from gas utilities; and*
 - (b) *Letters be sent to Metro Vancouver, Metro Vancouver member local governments, the City of Victoria and the District of Saanich requesting their support by sending letters to the Office of the Premier, the Minister of Municipal Affairs, the Minister of Environment and Climate Change Strategy and the Minister of Energy, Mines and Low Carbon Innovation accordingly.*



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11. **2022 CONSOLIDATED FINANCIAL STATEMENTS**
(File Ref. No. 03-0905-01) (REDMS No. 7202851)

CNCL-141

See Page CNCL-141 for full report

FINANCE COMMITTEE RECOMMENDATION

That the 2022 City of Richmond Consolidated Financial Statements as presented in Attachment 2 be approved.

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Consent
Agenda
Item

12. **APPLICATION BY BRADLEY DORE FOR REZONING AT 9671 NO. 1 ROAD FROM “SINGLE DETACHED (RS1/E)” ZONE TO “COMPACT SINGLE DETACHED (RC2)” ZONE**
(File Ref. No. RZ 22-027435) (REDMS No. 7140712)

CNCL-231

See Page CNCL-231 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10447, for the rezoning of 9671 No. 1 Road from “Single Detached (RS1/E)” zone to “Compact Single Detached (RC2)” zone, be introduced and given first reading.

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Consent
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Item

13. **APPLICATION BY FOUGERE ARCHITECTURE INC. FOR REZONING AT 7371 NO. 4 ROAD FROM THE “SINGLE DETACHED (RS1/F)” ZONE TO THE “MEDIUM DENSITY TOWNHOUSES (RTM2)” ZONE**
(File Ref. No. RZ 20-919143) (REDMS No. 7183342)

CNCL-249

See Page CNCL-249 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10457, for the rezoning of 7371 No. 4 Road from the “Single Detached (RS1/F)” zone to the “Medium Density Townhouses (RTM2)” zone, be introduced and given first reading.

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14. **APPLICATION BY FOUGERE ARCHITECTURE INC. FOR REZONING AT 10611 AND 10751 RIVER DRIVE FROM THE “INDUSTRIAL STORAGE (IS)” ZONE TO THE “LOW TO MID RISE APARTMENT (ZLR46) – BRIDGEPORT” ZONE**
(File Ref. No. RZ 21-941625) (REDMS No. 7157412)

CNCL-286

See Page CNCL-286 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10454 to create the “Low to Mid Rise Apartment (ZLR46) - Bridgeport” zone, and to rezone 10611 and 10751 River Drive from the “Industrial Storage (IS)” zone to the “Low to Mid Rise Apartment (ZLR46) - Bridgeport” zone, be introduced and given first reading.



Consent
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Item

15. **REFERRAL RESPONSE CONSTRUCTION SIGNAGE**
(File Ref. No. 08-4375-00) (REDMS No. 7185073)

CNCL-344

See Page CNCL-344 for full report

PLANNING COMMITTEE RECOMMENDATION

That staff be directed to bring forward amendments to Noise Regulation Bylaw No. 8856, in order to affect the proposed changes to the construction signage, as outlined in the report titled “Referral Response Construction Signage”, dated April 3, 2023 from the Director, Building Approvals.



CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

NON-CONSENT AGENDA ITEMS

GENERAL PURPOSES COMMITTEE

Mayor Malcolm D. Brodie, Chair

16. **TRUTH AND RECONCILIATION UPDATE**

(File Ref. No. 01-0152-01) (REDMS No. 7120015)

CNCL-351

See Page CNCL-351 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

Opposed: Cllrs. Day and Heed

That the report titled “Truth and Reconciliation Update”, dated April 11, 2023, from the Director, Intergovernmental Relations and Corporate and Strategic Planning, be endorsed.

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ADDITIONAL RECOMMENDATION:

That the position of Manager, Indigenous Relations be approved and funded from the Rate Stabilization Account for 2023 and that the Consolidated 5-Year Financial Plan (2023-2027) be amended accordingly.

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PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAW FOR ADOPTION

CNCL-375

Annual Property Tax Rates (2023) **Bylaw No. 10458**

Opposed at 1st/2nd/3rd Readings – None.

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PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

17. *Motion to resolve into Committee of the Whole to hear delegations on non-agenda items.*

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CNCL-379 (1) Karina Reid to speak on Cannabis Retail Stores in Richmond

18. *Motion to rise and report.*

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ADJOURNMENT

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Regular Council

Monday, April 24, 2023

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie (by teleconference)
Councillor Chak Au
Councillor Carol Day
Councillor Laura Gillanders
Councillor Kash Heed
Councillor Andy Hobbs
Councillor Alexa Loo, Acting Mayor
Councillor Bill McNulty
Councillor Michael Wolfe

Corporate Officer – Claudia Jesson

Call to Order: Councillor Loo called the meeting to order at 7:00 p.m.

RES NO. ITEM

MINUTES

- R23/8-1 1. It was moved and seconded
That:
- (1) *the minutes of the Regular Council meeting held on April 11, 2023, be adopted as circulated;*
 - (2) *the minutes of the Special Council meeting held on April 17, 2023, be adopted as circulated;*
 - (3) *the minutes of the Regular Council meeting for Public Hearings held on April 17, 2023, be adopted as circulated; and*
 - (4) *the Metro Vancouver 'Board in Brief' dated March 31, 2023, be received for information.*



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CARRIED

AGENDA ADDITIONS & DELETIONS

R23/8-2

It was moved and seconded

That Item No.7 – “2023-2024 Richmond RCMP Detachment Annual Performance Plan Community Priorities” be removed from the Consent Agenda.

CARRIED

COMMITTEE OF THE WHOLE

R23/8-3

2. It was moved and seconded

That Council resolve into Committee of the Whole to hear delegations on agenda items (7:01 p.m.).

CARRIED

3. Delegations from the floor on Agenda items – None.

R23/8-4

4. It was moved and seconded

That Committee rise and report (7:02 p.m.).

CARRIED

CONSENT AGENDA

R23/8-5

5. It was moved and seconded

That Items No. 6 and No. 8 through No. 16 be adopted by general consent.

CARRIED

6. **COMMITTEE MINUTES**

That the minutes of:

- (1) *the Community Safety Committee meeting held on April 12, 2023;*
- (2) *the General Purposes Committee meeting held on April 17, 2023;*

2.



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- (3) *the Special Finance Committee meeting held on April 17, 2023;*
 - (4) *the Planning Committee meeting held on April 18, 2023; and*
 - (5) *the Public Works and Transportation Committee meeting held on April 19, 2023;*
- be received for information.*

ADOPTED ON CONSENT

**7. 2023-2024 RICHMOND RCMP DETACHMENT ANNUAL
PERFORMANCE PLAN COMMUNITY PRIORITIES**

(File Ref. No. 09-5375-02; 01-0340-35-CSAF1) (REDMS No. 7163452)

COMMUNITY SAFETY COMMITTEE RECOMMENDATION

Please see Page 8 for action on this item.

8. RICHMOND CIRCULAR CITY STRATEGY

(File Ref. No. 10-6125-07-04) (REDMS No. 7137074, 7141497)

That the Richmond Circular City Strategy in Attachment 1 in the report titled "Richmond Circular City Strategy" from the Director, Sustainability and District Energy, dated March 1, 2023, be endorsed.

ADOPTED ON CONSENT

**9. 2023 COUNCIL AND COMMITTEE MEETING SCHEDULE
ADJUSTMENTS**

(File Ref. No. 01-0105-01) (REDMS No. 7182958)

- (1) *That the amended 2023 Council and Committee meeting schedule, as shown in Attachment 1 of the staff report, "2023 Council and Committee Meeting Schedule Adjustments" dated March 21, 2023, from the Director, City Clerk's Office, be approved; and,*
- (2) *That the following revisions as detailed in the staff report titled "2023 Council and Committee Meeting Schedule Adjustments" dated March 21, 2023 from the Director, City Clerk's Office, be approved:*
 - (a) *That October 2, 2023 General Purposes Committee and Finance Committee meeting be rescheduled to October 3, 2023; and*
 - (b) *That the October 3, 2023 Planning Committee meeting be*



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rescheduled to October 4, 2023.

ADOPTED ON CONSENT

10. ANNUAL PROPERTY TAX RATES (2023) BYLAW NO. 10458

(File Ref. No. 12-8060-20-010458) (REDMS No. 7184979, 7184572)

That the Annual Property Tax Rates (2023) Bylaw No. 10458 be introduced and given first, second and third readings.

ADOPTED ON CONSENT

11. REFERRAL RESPONSE – APPLICATION BY LANDA OVAL DEVELOPMENT LTD. FOR REZONING AT 6851 AND 6871 ELMBRIDGE WAY FROM INDUSTRIAL BUSINESS PARK (IB1) TO HIGH-DENSITY MIXED USE (ZMU52) – OVAL VILLAGE (CITY CENTRE)

(File Ref. No. 12-8060-20-010423, RZ 17-782750) (REDMS No. 7177484, 7011932, 7022173, 7021156, 7179691, 7010981)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10423 to create the “High-Density Mixed Use (ZMU52) – Oval Village (City Centre)” zone, and to rezone 6851 and 6871 Elmbridge Way from “Industrial Business Park (IB1)” to “High-Density Mixed Use (ZMU52) – Oval Village (City Centre)”, be forwarded to the May 15, 2023 Public Hearing.

ADOPTED ON CONSENT

12. REFERRAL RESPONSE ON HERITAGE PROCEDURES

(File Ref. No. 08-4200-01; 12-8060-20-010039; 12-8060-20-010040; 12-8060-20-010041; 12-8060-20-010450; 12-8060-20-010451) (REDMS No. 7082713, 6174870, 6177262, 6173037, 7156240, 7156252)

(1) That Richmond Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 10039, which amends:

(a) Schedule 1 (Official Community Plan) to revise the general Development Permit exemption criteria for protected heritage properties; and

(b) Schedule 2.4 (Steveston Area Plan) to revise the Development Permit exemption criteria for properties located in the Steveston Village Node, and the Steveston Village General Guidelines

be introduced and given first reading;



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- (2) *That Richmond Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 10039, having been considered in conjunction with:*
- (a) *the City's Consolidated 5 Year Financial Plan and Capital Program; and*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans*
- is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act;*
- (3) *That Richmond Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 10039, having been considered in accordance with Section 475 of the Local Government Act and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation;*
- (4) *That Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw 7273, Amendment Bylaw 10451, to add matters that can be handled by delegated authority be introduced and given first, second and third reading;*
- (5) *That Heritage Procedures Bylaw 8400, Amendment Bylaw 10040, to:*
- (a) *introduce the Heritage Alteration Permit exemption criteria;*
 - (b) *clarify matters that can be handled by delegated authority;*
 - (c) *establish the development notification sign and meeting notice requirements for Heritage Alteration Permit and Heritage Revitalization Agreement applications; and*
 - (d) *remove the attached Heritage Alteration Permit template, and Heritage Alteration Permit and Heritage Revitalization Agreement application forms*
- be introduced and given first, second and third reading;*



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- (6) *That Consolidated Fees Bylaw 8636, Amendment Bylaw 10041, to amend the fee structures for Heritage Alteration Permit and Heritage Revitalization Agreement applications be introduced and given first, second and third reading; and*
- (7) *That Development Application Fees Bylaw 8951, Amendment Bylaw 10450, to add a fee requirement for mailed meeting notices for Heritage Alteration Permit and Heritage Revitalization Agreement applications be introduced and given first, second and third reading.*

ADOPTED ON CONSENT

13. 2017–2022 CHILD CARE NEEDS ASSESSMENT AND STRATEGY – 2022 UPDATE

(File Ref. No. 07-3070-01/) (REDMS No. 7140721, 7145603)

- (1) *That the 2017–2022 Child Care Needs Assessment and Strategy – 2022 Update (Attachment 1) as outlined in the staff report titled, “2017–2022 Child Care Needs Assessment and Strategy – 2022 Update,” dated March 16, 2023, from the Director, Community Social Development, be received for information; and*
- (2) *That the 2017–2022 Child Care Needs Assessment and Strategy – 2022 Update be distributed to key community organizations, local Members of Parliament, local Members of the Legislative Assembly, Minister of Families, Children and Social Development, BC Minister of Education and Child Care, BC Minister of State for Child Care, and Richmond School District No. 38 and posted on the City website.*

ADOPTED ON CONSENT

14. HOUSEKEEPING REQUEST - ABANDONMENT OF UNADOPTED BYLAWS

(File Ref. No. 12-8060-01; 12-8060-20-009815; 12-8060-20-009738) (REDMS No. 7189763)

That the unadopted Zoning and OCP Amendment Bylaws, as outlined in Attachment 1, of the staff report titled “Housekeeping Request – Abandonment of Unadopted Bylaws” dated April 19, 2023 from the Director, City Clerk’s Office, be abandoned.

ADOPTED ON CONSENT



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**15. AZURE ROAD NEIGHBOURHOOD: RESULTS OF RESIDENTIAL
PERMIT PARKING REVIEW**

(File Ref. No. 10-6455-01) (REDMS No. 7172178)

- (1) *That Staff engage with the residents on Alta Court to develop a resident permit parking pilot program, as described in the staff report titled “Azure Road Neighbourhood: Results of Residential Permit Parking Review” dated April 3, 2023, from the Director, Transportation; and*
- (2) *That should the majority of residents on Alta Court wish to participate in such a program, staff will bring forward the necessary City Bylaw amendments for Council consideration.*

ADOPTED ON CONSENT

**16. RECYCLING AND SOLID WASTE MANAGEMENT – REPORT 2022:
TAKING ACTION TO REDUCE WASTE**

(File Ref. No. 10-6375-05; 10-6375-07) (REDMS No. 7174996, 7210281)

- (1) *That the report titled, “Recycling and Solid Waste Management – Report 2022: Taking Action to Reduce Waste” dated March 13, 2023, from the Director, Public Works Operations, be endorsed.*
- (2) *That the “Recycling and Solid Waste Management – Report 2022: Taking Action to Reduce Waste” be made available to the community on the City’s website and through various communication tools including social media channels and as part of community outreach initiatives.*

ADOPTED ON CONSENT

**CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA**



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7. **2023-2024 RICHMOND RCMP DETACHMENT ANNUAL PERFORMANCE PLAN COMMUNITY PRIORITIES**

(File Ref. No. 09-5375-02; 01-0340-35-CSAF1) (REDMS No. 7163452)

R23/8-6

It was moved and seconded

That the priorities, Property Crime, Organized Crime, Road Safety and Vulnerable Persons, listed in the report titled “2023-2024 Richmond RCMP Detachment Annual Performance Plan - Community Priorities”, dated March 20, 2023 from the Officer in Charge, Richmond RCMP, be endorsed for inclusion in the Richmond RCMP Detachment’s fiscal year 2023-2024 (April 1, 2023 to March 31, 2024) Annual Performance Plan.

The question on the motion was not called as discussion took place regarding the addition of racism and hate crime as a fifth priority.

As a result of the discussion the following **amendment motion** was proposed:

R23/8-7

It was moved and seconded

That the priorities, Property Crime, Organized Crime, Road Safety and Vulnerable Persons, listed in the report titled “2023-2024 Richmond RCMP Detachment Annual Performance Plan - Community Priorities”, dated March 20, 2023 from the Officer in Charge, Richmond RCMP, be endorsed for inclusion in the Richmond RCMP Detachment’s fiscal year 2023-2024 (April 1, 2023 to March 31, 2024) Annual Performance Plan including the addition of racism and hate crime/incidents as a further priority.

The question on the amendment motion was not called as in response to queries from Council staff advised that (i) responding to hate crime is a top priority, (ii) through the Richmond RCMP Diversity and Inclusion unit, community engagement, education, and enforcement measures RCMP has seen a reduction in hate related crimes from 45 cases in 2021, 34 cases in 2022 to 5 cases to date this year, (iii) even though hate crime and racism is not highlighted as a priority, it is inherently built into the broader scope of priorities, and (v) the Richmond RCMP continue to promote public safety and deliver top level policing services to the city, taking all crimes very seriously.

The question on the amendment motion was called and **DEFEATED** with Cllrs. Day, Heed, Hobbs, Loo, and McNulty opposed.

The question on the main motion was then called and **CARRIED** with Cllr. Au opposed.



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BYLAWS FOR ADOPTION

R23/8-8

It was moved and seconded

That the following bylaws be adopted:

Housing Agreement (8100, 8120 and 8180 Westminster Highway) **Bylaw No. 10300**

Revenue Anticipation Borrowing (2023) **Bylaw No. 10445**

Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 10309**

CARRIED

ADJOURNMENT

R23/8-9

It was moved and seconded

That the meeting adjourn (8:14 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Regular meeting of the Council of the City of Richmond held on Monday, April 24, 2023.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)

For Metro Vancouver meetings on Friday, April 28, 2023

Please note these are not the official minutes. Board in Brief is an informal summary. Material relating to any of the following items is available on request from Metro Vancouver. For more information, please contact: media@metrovancover.org.

Metro Vancouver Regional District

E1.1 Board Procedure Bylaw Review Findings

APPROVED

On February 25, 2022, the Board requested a comprehensive review of the *Metro Vancouver Procedure Bylaw*, and directed staff to report back with suggested changes. The review was completed by a consultant in August 2022. It found the current procedure bylaw to be legislatively compliant and largely in keeping with best practices. The consultant report recommends a series of amendments to provide greater procedural clarity, reduce redundancies, and facilitate interpretation through the use of plain language. This report brings forward the proposed amendments, outlines the newly legislated requirement for considering the establishment of a code of conduct, and proposes additional amendments to differentiate electronic meetings from electronic participation, which will enable greater flexibility in determining the appropriate meeting type for each meeting.

The Board directed staff to bring forward a new procedure bylaw that incorporates the recommended changes as presented, and directed staff to bring forward a code of conduct based on the Model Code of Conduct produced by the Working Group on Responsible Conduct.

E1.2 UBCM 2023 Community Excellence Awards Nominations

APPROVED

The Union of BC Municipalities' Community Excellence Awards recognize UBCM members that have implemented projects or programs that demonstrate excellence in meeting the purposes of local government.

The Board supported Metro Vancouver's entries for the UBCM 2023 Community Excellence Award. The nominations include:

- Excellence in Governance: *Metro 2050*, Update to the Regional Growth Strategy
- Excellence in Service Delivery: Rice Lake Dams Maintenance Program Communications & Engagement
- Excellence in Asset Management: Deep Sea Diver Supported Sewer Inspection and Repair
- Excellence in Sustainability: Lulu Island Wastewater Treatment Plant Renewable Natural Gas Facility

E1.3 Letter of Support for the City of Surrey Regarding Policing Services

REFERRED

The Board referred to staff the item regarding providing the City of Surrey with a letter of support requesting a provincial decision forthwith on the City's request to have the RCMP provide policing services for the City of Surrey.

E1.4 Harris Road Underpass Funding

APPROVED

The Board resolved to provide the City of Pitt Meadows with a letter of support regarding additional federal funding for the Harris Road Underpass project and that the project proceed forthwith.

E2.1 Metro Vancouver's Climate 2050 Energy Roadmap

APPROVED

The *Climate 2050 Energy Roadmap* is one in a series of 10 *Climate 2050* roadmaps that presents a robust pathway to transition to 100 per cent clean, renewable, and resilient energy used in the region by 2050. The actions in this roadmap and the other *Climate 2050* roadmaps will achieve over 80 per cent clean, renewable energy by 2050 and staff will continue to explore opportunities to further accelerate emission reductions during detailed planning and implementation. Energy use in Metro Vancouver is associated with approximately 90 per cent of the region's overall greenhouse gas emissions. The *Energy Roadmap* includes six strategies and 36 actions to reduce emissions and enhance resilience, as well as nine "big moves." During engagement on the draft roadmap staff heard input from local governments, energy utilities, the Province, and other key stakeholders. In response, staff have added and modified actions related to equity, renewable energy supply, and additional collaborations with First Nations.

The Board endorsed the *Climate 2050 Energy Roadmap* as presented; directed staff to continue working with member jurisdictions and other partners to implement the actions in the roadmap; and directed staff to update the roadmap, as needed, in response to changes in science, technology, and policy.

E2.2 Metro Vancouver's Climate 2050 Nature and Ecosystems Roadmap

APPROVED

The *Climate 2050 Nature and Ecosystems Roadmap*, one of 10 *Climate 2050* roadmaps that will guide our region's policies and collective actions to transition to a carbon neutral, resilient region by 2050. The region's ecosystems store approximately 65 million tonnes of carbon, sequestering an additional one million tonnes of carbon from the atmosphere each year and providing additional biodiversity, resilience, and human health co-benefits. To maximize these benefits, the *Climate 2050 Nature and Ecosystems Roadmap* lays out strategies and actions to protect and restore ecosystems, connect green infrastructure, integrate natural assets, support a resilient urban forest, and advance nature-based solutions to climate change. Like the other *Climate 2050* roadmaps, *Nature and Ecosystems* is intended to be dynamic and change over time in response to opportunities. To achieve the vision, goals, and targets established in this roadmap, Metro Vancouver and its partners need to implement the actions as soon as possible, using the full extent of each agency's authority, while continuing to explore new opportunities to enhance existing actions and for additional actions.

Staff have completed engagement through a number of avenues and have included a summary of key feedback that has been considered in finalizing the *Nature and Ecosystems Roadmap*.

The Board endorsed the *Climate 2050 Nature and Ecosystems Roadmap* as presented; directed staff to continue working with member jurisdictions and other partners to implement the actions in the roadmap; and directed staff to update the roadmap, as needed, in response to new information.

E3.1 Audited 2022 Financial Statements and Annual Financial Results

APPROVED

The Board approved the Audited 2022 Consolidated Financial Statements for the Metro Vancouver Regional District.

E3.2 Award of Contract Resulting from Request for Proposal No. 22-177: Group Benefits Insurance for Metro Vancouver Regional District

APPROVED

Metro Vancouver's employee benefit plans include provisions for group benefits insurance services, including Basic Life Insurance, Accidental Death and Disablement (AD&D) Insurance, and Long Term Disability (LTD) Insurance, and is currently provided through a third-party insurance carrier, Canada Life Insurance Company. The plan was last marketed in 2015. A Request for Proposal (RFP) was issued by Metro Vancouver in June of 2022 and consisted of a two-phase approach, including evaluation of RFP submissions and a finalist presentation from the top three proponents. Eight insurance carriers responded to the RFP. Desjardins was the lead proponent for insured benefits after evaluation of the RFP responses and short-list presentations. The proposed contract calls for coverage to be transferred from Canada Life Insurance Company to Desjardins on September 1, 2023. The estimated five-year value of the contract is \$13.287 million and savings over current arrangements for these benefits are estimated at \$5.313 million.

The Board approved the award of a unit rate contract to Desjardins for the supply of Life, Accidental Death and Dismemberment, and Long Term Disability group benefits insurance services to Metro Vancouver, with an estimated five-year value in the amount of \$13.287 million (exclusive of taxes); pending final review by the Commissioner.

E3.3 Rescinding of Temporary Policy COVID-19 Vacation Carry-Over Policy for Exempt Employees

APPROVED

In March 2021, the Board approved a temporary policy for vacation usage and carry-over that recognized the extenuating circumstances of the COVID-19 pandemic. The temporary policy took into account the operational requirements of exempt staff during the pandemic, and encouraged employees and their supervisors to work collaboratively to establish a vacation schedule that balanced extraordinary operational requirements of exempt staff. The temporary policy allowed for a one-time-only opportunity to carry over an additional two weeks of unused vacation hours to be used as time away in the following calendar year.

The Board approved the rescinding of the *COVID-19 Vacation Carry-Over for Exempt Employees Temporary Policy* as presented.

E4.1 Zero Waste Conference: 2022 Update and 2023 Plans

RECEIVED

Over the past 12 years that Metro Vancouver has hosted the Zero Waste Conference, the event has built a reputation as a unique venue that attracts an audience of leaders, decision-makers, sustainability practitioners, and innovators from business, government, and NGOs interested in knowledge sharing and networking. The intent of the conference is to engage local and global change-makers active in the area of upstream solutions to waste management challenges to share their knowledge, experience, and innovations in order to stimulate new ideas and collaborations on waste prevention solutions and accelerating the transition to a circular economy. The conference is one more initiative that contributes to Metro Vancouver's reputation as a Canadian leader in circularity.

The 2023 Zero Waste Conference will be held on November 1 and 2 at the Vancouver Convention Centre. On November 1, the conference would be organized similar to 2022; that is, it would continue to be a plenary event with programming devoted to speakers and sessions focused on how circular solutions contribute to carbon neutrality and climate resilience. On the second day, November 2, the program includes special events, workshops, and targeted meetings related to the conference theme. The program would be a collaborative process involving organizations within the region and across Canada to help them develop their own format for events and content with the intent of opening up the opportunities for networking, problem-solving, and collaboration.

The Board received the report for information.

E5.1 Costs of Providing Infrastructure and Services to Different Forms and Densities of Housing – Scope of Work

RECEIVED

Metro 2050, the regional growth strategy, directs, supports, and encourages growth within the Urban Containment Boundary and specifically in the region's Urban Centres and Frequent Transit Development Areas. In order to better understand the costs and revenues associated with different development forms in the region, this project will explore the "hard" and "soft" municipal and regional infrastructure/ servicing capital and operating costs for different residential forms, densities, and locations of housing, and compare it to property taxation/ utility and user revenues. Drawing from available sources, this project will provide data specific to this region that will help inform the discussion about the possible financial benefits and drawbacks of different forms of housing development within existing urban/high density (infill) areas versus expanding housing development to new suburban/low density (greenfield) areas.

The Board received the report for information.

E6.1 Contribution and Collaboration Agreement – Metro Vancouver Regional Parks Foundation

APPROVED

The Metro Vancouver Regional Parks Foundation (previously Pacific Parklands Foundation) is a charitable public foundation and society that was established in 2000. Since 2001, Metro Vancouver has provided the foundation with an annual contribution to cover most of its core operating expenses.

The Board approved a contribution and collaboration agreement between the Metro Vancouver Regional District and the Metro Vancouver Regional Parks Foundation for a four-year term commencing April 30, 2023 and ending March 31, 2027 with annual contributions of \$189,000 (2023), \$194,500 (2024), \$200,000 (2025) and \$205,500 (2026).

E6.2 Status of Regional Parks Capital Expenditures to December 31, 2022

RECEIVED

This is the year-end report for 2022, which includes both the overall capital program for the Regional Parks with a multi-year view of capital projects and the actual capital spending for the 2022 fiscal year in comparison to the annual capital cash flow. In 2022, annual capital expenditures for Regional Parks services were \$9.4 million compared to the planned capital cash flow of \$31.3 million. All capital funding surplus will remain with Regional Parks and will be returned to its reserves to fund future capital.

The Board received the report for information.

E7.1 Proclamation of Clean Transportation Month

APPROVED

To highlight the emerging clean tech solutions in the Metro Vancouver region and proactively create opportunities for investment and industry growth, Invest Vancouver sought a proclamation of Clean Transportation Month from the Metro Vancouver Regional District Board and the provincial government in 2022. Following the success of the first “Motivate Vancouver” event in June 2022, Invest Vancouver is collaborating with TransLink and the Vancouver Entrepreneurs Forum to bring this event back to the Metro Vancouver region in June 2023. There are also several clean transportation-related events planned in the Metro Vancouver region during June 2023 such as a Hydrogen International Expo and Conference, Bike to Work Week, and Car Free Days.

The Board proclaimed June 2023 to be Clean Transportation Month.

E7.2 Strategic Industries Analytics Project Update

RECEIVED

The Strategic Industries Analytics (SIA) project fills a critical need for a data-driven understanding of the key export-oriented industries. The project was undertaken to develop comprehensive datasets for targeted strategic industries. This trove of data is being analyzed as part of Invest Vancouver’s ongoing research. Already, the SIA output enabled the granular examination of long-term trends in the life sciences industry. Further in-depth results for other industries will be released throughout 2023.

This report provides an update on Invest Vancouver’s analysis of the SIA output. High-level economic growth and employment findings for the Metro Vancouver region include:

- High-tech services and digital media and entertainment are significant drivers of growth as the largest contributors to GDP among the strategic industries in absolute terms.
- Life sciences has shown the greatest percentage change in contribution to GDP, and rates second in terms of employment growth.

- Pandemic-related disruptions aside, transportation and logistics has shown strong growth in contribution to GDP, and modest employment growth (from a large base).
- High-tech goods and aerospace, contribution to GDP is rising and employment is falling. In apparel, contribution to GDP and employment are falling.

Going forward, the SIA findings will be a valuable tool for the region and to inform Invest Vancouver's work and priorities related to select strategic industries.

The Board received the report for information.

E7.3 Investment Attraction Update – First Quarter 2023

RECEIVED

This report provides a summary of Invest Vancouver's first quarter activity in investment attraction and expansion. As of March 31, 2023, Invest Vancouver worked with 23 companies representing a total estimated investment of approximately \$170 million and roughly 625 new jobs. Two companies have also formally announced their intention to establish a new presence in the region, representing up to \$43 million and 240 new jobs. Further, Invest Vancouver has had the opportunity to work with four companies looking to expand operations even further.

The prospective investor leads have come from a variety of sources including inbound directly to Invest Vancouver, referrals from partners such as the Canadian Trade Commissioner Service, and sourced through key industry events such as Mobile World Congress and the Game Developers Conference. The Invest Vancouver team continues to engage a variety of partners both locally and globally to promote the services of Invest Vancouver and to identify potential investor companies. This includes key partnerships with the federal and provincial governments, such as in-market meetings with the BC Trade and Investment reps and the Canadian Trade Commissioner Service. Invest Vancouver anticipates that the invest attraction pipeline will grow significantly in the coming months as lead generation efforts continue. There will be an effort to focus on larger and more strategic investments over time.

The Board received the report for information.

G1.1 MVRD Notice of Bylaw Violation Enforcement and Dispute Adjudication Amendment Bylaw No. 1362, 2023

APPROVED

Metro Vancouver can use a range of tools to promote compliance with its air emission regulatory bylaws. The *Notice of Bylaw Violation Enforcement and Dispute Adjudication Bylaw* allows designated contraventions to be addressed through a notice of bylaw violation as an initial enforcement measure or for minor infractions. Amendments to this bylaw designate new bylaw infractions and accompanying penalties that are needed as a result of the implementation of new phases of the updated *Non-Road Diesel Engine Emission Regulation Bylaw* and the adoption of the new *Open Burning Emission Regulation*. The amendments also address administrative updates.

The Board gave first, second, and third readings to the *Notice of Bylaw Violation Enforcement and Dispute Adjudication Amendment Bylaw No. 1362, 2023*, then passed and finally adopted said bylaw.

G1.2 MVRD Ticket Information Utilization Amendment Bylaw No. 1363, 2023

APPROVED

Metro Vancouver can use a range of tools to promote compliance with its air emission regulatory bylaws. The *Ticket Information Utilization Bylaw* allows offences to be addressed by issuing municipal ticket information (MTI) for serious enforcement matters where the possibility of a more expedited prosecution is appropriate. The amendments to this bylaw designate new offences and associated fines for which an MTI may be issued, which are needed as a result of the phasing-in of additional requirements under the updated *Non-Road Diesel Engine Emission Regulation Bylaw* and the adoption of the new *Open Burning Emission Regulation Bylaw*. The amendments also address changes in titles of Board-designated bylaw enforcement officers.

The Board gave first, second, and third readings to the *Ticket Information Utilization Amendment Bylaw No. 1363, 2023*, then passed and finally adopted said bylaw.

G2.1 Land Use Designation Amendment to Metro 2050 Township of Langley – Gloucester Industrial Park

APPROVED

The Township of Langley requested a Type 3 Amendment to *Metro 2050* to redesignate properties located at 26477, 26695, 26601, 26575, 26713 – 56 Avenue; 26500 Block of 56 Avenue; 5670 – 264 Street; and 5625 – 268 Street from Agricultural to Industrial and move the Urban Containment Boundary to allow for the lands to be added to the Gloucester Industrial Park. The Agricultural Land Commission excluded these lands from the Agricultural Land Reserve on March 10, 2022.

Staff analysis demonstrated that, on balance, this proposed amendment is supportable and is aligned with *Metro 2050's* goals and strategies. Overall, the proposed amendment allows for new industrial uses, which is consistent with the surrounding area context and provides employment generating uses in close proximity to the Regional Truck Route Network.

The Board initiated the regional growth strategy amendment process for the Township of Langley's requested regional land use designation amendment for eight properties from Agricultural to Industrial for the lands then gave first, second, and third readings to the amending bylaw, and directed staff to notify affected local governments as per section 6.4.2 of *Metro 2050*.

I 1 Committee Information Items and Delegation Summaries

The Board received information items and delegation summaries from standing committees.

Mayors Committee – April 5, 2023

Delegations:

3.1 Roderick Louis

Spoke to Item 5.3 - UBCM 2023 Community Excellence Awards Nominations

Climate Action Committee – April 6, 2023

Delegation Summaries:

5.6 Climate Action Dialogues

Driven by the climate science, the goal articulated in *Climate 2050* is that the Metro Vancouver region should be carbon-neutral and climate resilient by 2050. Implementing *Climate 2050* requires urgent and concentrated action by governments, businesses, institutions, and the finance community; and actions supported by residents across the region. Metro Vancouver's *Climate 2050* engagement and public education strategy identifies 12 activities to build strong public support for policy and other systemic changes. One activity is a public dialogue series. The Climate Action Dialogues are designed to engage regional opinion leaders in the scientific and economic case for actions that will significantly reduce greenhouse gas emissions in the near term. The first regional dialogues, scheduled for May 29 and 30, 2023, will introduce the economic rationale for climate action. Future topics will include the economic case for decarbonizing buildings and transportation, and making land use decisions consistent with regional climate goals.

Indigenous Relations Committee – April 6, 2023

Information Items:

5.1 Quarterly Update Report on Reconciliation Activities

This update report provides a summary of reconciliation events and activities undertaken by Metro Vancouver over the past few months of 2023 as well as information on upcoming events and activities over the next few months. Twenty-one activities have taken place in this reporting period, including three training sessions and 18 meetings or events intended to strengthen relationships with local First Nations. The report also highlights that over the next quarter, there is one activity planned that relates to liaising with Reconciliation Canada, two activities relating to raising staff awareness regarding Indian Residential Schools, five additional staff training sessions, and eight other meetings or events identified to date for strengthening relationships with First Nations. To this point in 2023, Metro Vancouver has either undertaken or identified a total of 37 reconciliation-related activities.

5.2 Overview of the Indigenous Population Data from the 2021 Census

This report provides an overview of the Indigenous population data for Canada and British Columbia from the 2021 Census, and provides a more detailed summary table of data for the Metro Vancouver region and local jurisdictions, including First Nations' reserves. There were 63,345 persons of Indigenous identity in 2021 living in the region, over twice as many as in 1996. The data also revealed that only five per cent of the Indigenous population in the Metro Vancouver region (3,160 people) lived on reserves in 2021. The overwhelming majority of Indigenous Peoples lived off reserve. The cities with the largest Indigenous populations included Vancouver (14,660), Surrey (12,180), Langley Township (5,045), Maple Ridge (4,205), Burnaby (4,180), and Coquitlam (2,915).

Finance Committee – April 13, 2023

Information Items:

5.1 2022 Metro Vancouver Final Audit Findings Report

Under provincial legislation, an external audit must be undertaken annually for all Metro Vancouver Districts and the Housing Corporation. This report, prepared by Metro Vancouver's external auditors, BDO Canada LLP Chartered Professional Accountants, summarizes the results of the annual audit for fiscal year 2022.

The audit has been conducted by the external auditors, BDO Canada LLP Chartered Professional Accountants using Canadian generally accepted auditing standards. The 2022 financial statements have received an unqualified audit opinion by the external auditors and will be finalized upon approval by the Board on April 28, 2023.

5.3 Capital Program Expenditure Update as at December 31, 2022

Updates on the capital program and its expenditures are brought to the committee to keep members informed on Metro Vancouver's financial performance. This is the final report for the 2022 fiscal year, including a summary of the 2022 actual capital spending compared to the planned capital cash flow, and additional information and narrative by department regarding the spending variances.

For 2022, Metro Vancouver's actual capital cash flow expenditures were approximately 55 per cent of planned spend and were underspent by \$619 million. The underspend, primarily timing differences, is due to a variety of factors, including: limited market capacity for projects, delays in permitting, challenges in acquiring property rights, and construction delays.

5.4 Tender/Contract Award Information – September 2022 to December 2022

During the period September 1, 2022 and December 31, 2022, the Procurement Division issued 14 new contracts, each with a value in excess of \$500,000 (exclusive of taxes). In addition, there were 11 existing contracts requiring contract amendments which necessitate further reporting to the Finance Committee. The 11 amendments reflected additional costs resulting from either scope changes and project extensions due to site conditions or third-party regulatory requirements. All awards and amendments were issued in accordance with applicable bylaws and policies.

5.7 Metro Vancouver Long Term Financial Planning – Current Policy Framework

Since 2017, Metro Vancouver has made a concerted effort to formalize and establish financial policies to guide its financial planning and operations to ensure financial sustainability and effective financial management. Over this time period, Metro Vancouver has established a suite of policy frameworks including: *Financial Management Policy*; *Corporate Allocation Policy*; *Operating, Statutory, and Discretionary Reserves Policy*; and updates to the *Corporate Investments Policy*. When establishing these policies, the long-range capital plans, macroeconomic assumptions, and management plans at that time were key inputs to the policy direction. Since the establishment of these policies, the landscape for financial planning at Metro Vancouver has changed significantly, specifically in terms of timing and costs of major projects and the macroeconomic environment with inflation and interest rates increasing.

This has necessitated a reassessment of Metro Vancouver's current policy frameworks to ensure they still support financial sustainability for current and future ratepayers. This report provides information on key components and considerations of Metro Vancouver's current policies, which will form the basis for the implementation of the Long-term Financial Plan.

Regional Planning Committee – April 14, 2023

Information Items:

5.3 Regional Planning Transportation Portfolio Update

This report provides a review of Metro Vancouver's role in regional transportation planning, focusing on the key projects and initiatives identified in the Regional Planning Committee's 2023 Work Plan. The best transportation plan is a good land use plan, and it is this perspective that informs the policy actions of Goal 5 of *Metro 2050*. These policy actions are being advanced through specific projects such as the Housing + Transportation Cost Burden Study Update and the Regional Parking Strategy. These key projects on the 2023 Work Plan are in addition to ongoing coordination and collaboration on external transportation initiatives, such as transportation corridor studies.

5.5 Updates to the Regional Tree Canopy Cover and Impervious Surfaces Datasets – Scope of Work

As set out in *Metro 2050*, Metro Vancouver collects and maintains regional ecological health indicator data, including regional tree canopy cover and impervious surfaces spatial datasets. The regional tree canopy cover and impervious surfaces datasets will be updated in 2023 using the newly generated high-resolution land cover classification from 2020 and, where possible, changes between 2014 and 2020 will be summarized. Once completed, staff will use the tree canopy cover dataset for *Metro 2050* performance monitoring, and member jurisdictions may find them useful to support local urban forestry and stormwater management policy implementation. This project is expected to be complete by the end of 2023, the results will be shared with member jurisdictions, and the updated datasets will be available on Metro Vancouver's online data catalogue in early 2024.

Regional Parks Committee – April 19, 2023

Delegation Summaries:

3.1 Charles Ian McNeill, United Nations Environment Program

Park at Cape Roger Curtis on Bowen Island

3.2 Sue Ellen Fast, Bowen Island Municipality

Proposed Regional Park at Cape Roger Curtis on Bowen Island

3.3 Shari Ulrich

Proposed Regional Park at Cape Roger Curtis on Bowen Island

3.4 David Hocking

Metro Vancouver Proposed Park at Cape Roger Curtis

3.5 John Dowler

Proposed Regional Park at Cape Roger Curtis on Bowen Island

3.6 Tim Wake, Bowen Island Municipality

Proposed Regional Park at Cape Roger Curtis on Bowen Island

3.7 Judith Gedye

Proposed Regional Park at Cape Roger Curtis on Bowen Island

3.8 Ashley Gesner

Proposed Regional Park at Cape Roger Curtis

Metro Vancouver Housing Corporation

E1.1 Audited 2022 Financial Statements and Annual Financial Results

APPROVED

The Board approved the Audited 2022 Consolidated Financial Statements for the Metro Vancouver Regional District.

E2.1 Overview of Metro Vancouver Housing's Energy Management Program

RECEIVED

Energy use represents one of Metro Vancouver Housing's largest operating costs and is the primary source of its greenhouse gas emissions. Energy is used to heat, light, and ventilate its portfolio of residential buildings, to manage solid waste generated at those buildings, and to operate its small fleet of vehicles. In 2016, MVH and the Energy Management Group implemented a capital investment methodology that incorporates life cycle costing analyses into the capital maintenance upgrade process to assist MVH in managing energy costs and GHG emissions. Since 2016, projects implemented have reduced natural gas use by 16 per cent, reduced energy costs by \$169,613, and reduced GHG emissions by 16 per cent, a total of 1,084 tonnes of carbon dioxide equivalent. The life cycle net present value savings that will be achieved will exceed the cost of the capital investments by \$1 million. The Energy Management Program will continue to reduce GHG emissions and energy consumption to help meet MVH's *10-Year Plan* targets as well as Metro Vancouver's regional climate targets in *Climate 2050*.

The Board received the report for information.

E2.2 Status of Metro Vancouver Housing Corporation Capital Expenditures to December 31, 2022

RECEIVED

This is the year-end report for 2022 which includes both the overall capital program for MVHC with a multi-year view of capital projects and the actual capital spending for the 2022 fiscal year in comparison to the annual capital cash flow. For the fiscal year 2022, total capital expenditures totaled \$16 million, which is \$32.3 million below the planned annual capital cash flow of \$48.3 million.

This underspend is due to two projects: Kingston Gardens Phase 1 and Salal Landing (formerly called Welcher Avenue) that had delayed construction starts.

They were both originally anticipated to start in late 2021, but instead were delayed to Q4 2022. The underspend in 2022 will be spent in 2023 as these projects progress through the construction phase. The Connection (formerly called Eastburn Square), Malaspina Village Phase 1, Herons' Nest (formerly called Pitt Meadows Civic Centre site) and The Steller (formerly called Southwynde Avenue) were in the preliminary design and rezoning process through 2022. There were no budgeted or actual expenditures related to projects in planning in 2022.

The Board received the report for information.

E2.3 Inclusionary Housing Policy Review – Project Scope

RECEIVED

Several municipalities in Metro Vancouver have adopted inclusionary housing policies that require developers to include below-market housing units within new developments as a condition of rezoning, or to achieve a density bonus. Policies and practices vary across the region and as a relatively new tool, there has been no comprehensive effort to measure and maximize effectiveness in the region. Metro Vancouver Housing is undertaking a project to catalog and assess practices across the region, conduct a scan of global best practices, and develop policy recommendations that could be applied in the region. The project will aim to develop a "policy model" to assist member jurisdictions seeking to adopt or update inclusionary housing policies, and may include advocacy to the Province to adopt enabling legislation for inclusionary zoning. The project will also explore the potential of Metro Vancouver Housing administering and monitoring, or otherwise partnering to increase the effectiveness of inclusionary housing programs.

The Board received the report for information.

E2.4 Municipal Measures to Reduce Non-Market Housing Development Costs and Approval Timelines

APPROVED

Facilitating the delivery of non-market housing requires coordinated effort across all levels of government, the non-profit sector, and private development partners. Municipalities vary in the incentives that are offered to support non-market housing. The type and range of incentives offered makes a significant difference to the viability and level of affordability achievable for non-market housing projects. Actions to streamline the approval of non-market housing projects, including Metro Vancouver Housing's active projects, would reduce costs, increase affordability, and improve the ability of non-profits to leverage funding from provincial and federal governments.

The Board directed staff to work with member jurisdictions to identify opportunities for more regional consistency and supportive policy measures to aid in more effective delivery of nonmarket housing in the region and report back to the committee and Board with recommendations.

I 1 Committee Information Items and Delegation Summaries

The Board received an information item from a standing committee.

Housing Committee – April 14, 2023

Information Items:

5.1 Overview of Metro Vancouver Housing’s Asset Management Program

Metro Vancouver Housing’s Asset Management Program identifies and prioritizes needs for building maintenance, renewal, and redevelopment. Assets are assessed based on their expected life cycle and validated through regular and ongoing in-person assessment. This information is then used to plan investment over the short and long term. This report provides an overview of MVH’s approach that uses a triple bottom line analysis to ensure cost-effective maintenance to meet environmental goals and support tenant comfort and well-being.

Greater Vancouver Water District

E1.1 GVWD 2022 Water Quality Annual Report

RECEIVED

The Greater Vancouver Water District 2022 Water Quality Annual Report is required under the provincial *Drinking Water Protection Regulation*, and Metro Vancouver’s *Drinking Water Management Plan*. The annual report summarizes the analysis of over 160,000 tests conducted on samples collected from the GVWD source reservoirs, in-system reservoirs, and transmission system, as well as microbiological water quality of member jurisdictions’ systems supplied by the GVWD.

The annual report outlines how Metro Vancouver’s water quality monitoring program continues to fulfill its role in confirming that the multiple protection barriers for drinking water, including watershed protection, water treatment, and the ongoing operation of the water system, continue to ensure excellent water quality for the region. In 2022, the water quality of the treated drinking water was excellent. All water quality parameters analyzed met or exceeded provincial water quality regulations and the federal *Guidelines for Canadian Drinking Water Quality*.

The Board received the report for information.

E2.1 Audited 2022 Financial Statements and Annual Financial Results

APPROVED

The GVWD Board approved the Audited 2022 Consolidated Financial Statements for the Greater Vancouver Water District.

G1.1 GVWD Water Development Cost Charge Bylaw 257, 2022 and GVWD Water Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Bylaw 256, 2022

APPROVED

On January 27, 2023 the Board gave a third reading as amended to the *GVWD Development Cost Charge Bylaw* and subsequently sent it to the Inspector of Municipalities, which provided approval in March 2023. Accompanying this is a related bylaw that allows for waiving or reducing these costs for non-profit rental housing. Significant engagement with industry, member jurisdictions, First Nations, and the public was undertaken in summer 2022 in which feedback and comments were received and addressed.

The Board passed and finally adopted the *GVWD Development Cost Charge Bylaw No. 257, 2022*.

The Board gave third reading to the *GVWD Development Cost Charge Waiver or Reduction for Not-for-Profit Rental Housing Bylaw No. 256, 2022* as amended and presented; then passed and finally adopted said bylaw.

I 1 Committee Information Items and Delegation Summaries

The Board received an information item from a standing committee.

Water Committee – April 28, 2023

Information Items:

5.1 GVWD Electrical Energy Use, Generation, and Management

This report outlines electrical usage by the water utility, as well as energy generation and energy management projects. In 2022, the GVWD avoided electricity purchases of \$803,000 annually by generating electrical energy at four facilities. Energy management projects completed since 2015 provide an additional estimated annual savings of \$208,000.

5.2 2022 Contribution Agreement Annual Reports – Seymour Salmonid Society and Coquitlam River Watershed Roundtable

The Seymour Salmonid Society (SSS) operates the Seymour River Hatchery on GVWD land and conducts stewardship activities in the Seymour River watershed. The GVWD has a current three-year (2021 – 2023) Contribution Agreement with the SSS for \$125,000 annually. The SSS released half a million juvenile salmonids into local waterways in 2022. The Coquitlam River Watershed Roundtable (CRWR) has a mission “To preserve and enhance the health of the Coquitlam River Watershed through collaboration, education and advisory action.” The GVWD has a current four-year (2023 – 2026) Contribution Agreement with the CRWR for \$34,000 annually (+ 3% CPI/year). The CRWR continues to focus on community outreach and stewardship activities such as anti-littering/dumping and stormwater management campaigns. The SSS and CRWR have met the requirements of the respective 2022 GVWD Contribution Agreements and the attached reports provide details of their annual activities.

5.4 GVWD Water Supply System 2022 Annual Update

This report summarizes key initiatives undertaken in 2022 by the GVWD. This was the second such report prepared following the Ministry of Health’s draft Guidance for Water User Communication. The purpose of the report is to ensure that, as a water supplier, Metro Vancouver remains aligned with the requirements to communicate with water users on topics defined in the provincial *Drinking Water Protection Act* and *Drinking Water Protection Regulation*.

Topics addressed in the report include water system risk mitigation, water use and conservation, and maintenance activities to continue to meet service objectives. The report also highlights capital projects undertaken to maintain and upgrade the existing infrastructure, increase resiliency, and accommodate regional growth and details on Metro Vancouver’s response to an emergency affecting the drinking water system in 2022.

5.5 2023 Water Conservation Communications and Public Outreach Update

Metro Vancouver delivers region-wide drinking water communications and public outreach initiatives. This communication supports the understanding of and compliance with water conservation policies and programs in the *Drinking Water Management Plan*. Starting April 3, Metro Vancouver will communicate Stage 1 watering restrictions of one day per week for residential properties. Stage 1 comes into effect May 1. Promotional materials (including social media, a media release, and co-branded collateral) will be distributed to member jurisdictions for public education and enforcement purposes. The We Love Water campaign will emphasize the importance of conservation for our future drinking water supply within the context of how population growth and climate change impacts our drinking water supply and system. A media buy will include television, radio, outdoor, and digital promotions leading to the We Love Water campaign website. The Water Wagon will be engaged for approximately 38 event days, which includes 15 days at the PNE.

5.6 GVWD Capital Program Expenditure Update to December 31, 2022

The capital expenditure reporting process as approved by the Board provides for regular status reports on capital expenditures three times per year. This is the year-end report for 2022 which includes both the overall capital program for the water utility with a multi-year view of capital projects and the actual capital spending for the 2022 fiscal year in comparison to the annual capital cash flow. In 2022 the annual capital expenditures for GVWD were \$297.8 million to date compared to an annual capital cash flow of \$471.3 million. This shortfall is primarily due to project delays related to; delays in permitting, limited market capacity for projects, and construction delays. Forecasted expenditures for the current GVWD capital program remain within the annual capital cash flow planned for 2022.

Greater Vancouver Sewage and Drainage District

E1.1 Liquid Waste Services Capital Program Expenditure Update as at December 31, 2022 **RECEIVED**

This is the year-end report for 2022, which includes the overall capital program for Liquid Waste Services with a multi-year view of capital projects, and the actual capital spending for the 2022 fiscal year to December 31, 2022 in comparison to the annual capital cash flow.

As of December 31, the 2022, capital expenditures for Liquid Waste Services are \$400.4 million, compared to an annual capital cash flow of \$780.5 million. This shortfall is primarily due to limited market capacity for projects and construction delays as well as issues on the North Shore Secondary Wastewater Treatment Plant project. Forecasted expenditures for the current Liquid Waste Services capital program generally remain within the annual capital cash flow planned for 2022.

The Board received the report for information.

E1.2 Award of Contract Resulting from Request for Proposal No. 22-318 Supply and Delivery of Dry Polymer to Wastewater Treatment Plants

APPROVED

Request for Proposal (RFP) No. 22-318 Supply and Delivery of Dry Polymer to Wastewater Treatment Plants resulted in two proposals. Solenis has been identified as offering the best value based on highest overall score and lowest cost. Dry polymer is used to meet regulatory requirements at Annacis Island, Lions Gate and Lulu Island Wastewater Treatment Plants for digester operating parameters, biosolids disposal, and biosolids quality. It is used by the Wastewater Treatment Division in centrifuge dewatering of biosolids and dissolved air flotation thickening processes.

The Board approved the award of a contract in the amount of up to \$7,956,000 (exclusive of taxes) to Solenis LLC for supply and delivery of Dry Polymer to Wastewater Treatment Plants, resulting from Request for Proposal No. 22-318; pending final review from the Commissioner.

E2.1 Audited 2022 Financial Statements and Annual Financial Results

APPROVED

The Board approved the Audited 2022 Consolidated Financial Statements for the Metro Vancouver Regional District.

G1.1 Greater Vancouver Sewerage and Drainage District Development Cost Charge Reserve Fund Expenditure Bylaw No. 364, 2023

APPROVED

A bylaw is required to authorize use of Development Cost Charges (DCCs). This bylaw provides authority for 2022 annual funding applied for growth capital debt servicing amounts and growth capital project expenditures.

In total, \$60.6 million of DCCs were applied for growth capital debt servicing in 2022, which is in line the budgeted amount of \$60.8 million over the four defined sewerage areas. There was no application to direct growth capital expenditures due to underspends in the growth capital program for Liquid Waste Services.

Total DCCs collected in 2022 was \$68.9 million, down from \$85.1 million in 2021. Total DCCs held in deferred revenue reserve balances as at December 31, 2022 were \$273.6 million.

DCC rates will now be reviewed annually as part of the budget process to ensure that Metro Vancouver stays current and maximizes this revenue stream to reduce rate impacts of the Liquid Waste growth capital program.

The Board gave first, second and third readings to *GVS&DD Development Cost Charge Reserve Fund Expenditure Bylaw No. 364, 2023*; them passed and finally adopted said bylaw.

I 1 Committee Information Items and Delegation Summaries

The Board received information items from standing committees.

Zero Waste Committee – April 13, 2023

Information Items:

5.1 Zero Waste Committee and Climate Action Committee Joint Discussion on Solid Waste Management Plan Vision and Guiding Principles

As part of April 13, 2023 Zero Waste Committee meeting, Zero Waste Committee and Climate Action Committee members are engaging in a joint discussion on vision and guiding principles for an updated solid waste management plan. Metro Vancouver is also actively engaging with local First Nations and member jurisdictions, the Solid Waste Management Plan Public/Technical Advisory Committee, and the Solid Waste and Recycling Industry Advisory Committee. Staff will report back to the Zero Waste Committee in advance of launching public engagement, which will include a broad range of audiences such as waste and recycling industry, waste producers, businesses, non-profits, communities of interest, and Metro Vancouver residents.

5.2 Solid Waste Services Capital Program Expenditure Update as of December 31, 2022

The capital expenditure reporting process, as approved by the Board, provides for regular status reports on capital expenditures three times per year. This is the year-end report for 2022 which includes both the overall capital program for the solid waste utility with a multi-year view of capital projects and the actual capital spending for the 2022 fiscal year in comparison to the annual capital cash flow. Two major multi-year projects were completed in 2022, the United Boulevard Recycling and Waste Centre and the Central Surrey Recycling and Waste Centre. In 2022, the capital expenditures for Solid Waste Services were \$39.4 million compared to an annual capital cash flow of \$50.8 million. The underspend is primarily due to the timing of the pre-construction phases of the Waste-to-Energy Facility projects. Projects underway are expected to be completed within approved budgets.



Parks, Recreation and Cultural Services Committee

Date: Tuesday, April 25, 2023

Place: Council Chambers
Richmond City Hall

Present: Councillor Chak Au, Chair
Councillor Michael Wolfe
Councillor Laura Gillanders
Councillor Andy Hobbs
Councillor Bill McNulty

Also Present: Councillor Carol Day

Call to Order: The Chair called the meeting to order at 4:00 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Parks, Recreation and Cultural Services Committee held on March 28, 2023, be adopted as circulated.

CARRIED

DELEGATION

1. Dean Markel, President of Richmond Delta Youth Orchestra, Gordon Smith, President of the Richmond Community Concert Band, and Linda Barnes, Board Chair, Richmond Arts Coalition, spoke on their loss of rehearsal and storage space due to the pending sale of the current property. They referenced their submission (attached to and forming part of these minutes as Schedule 1) and commented on the emerging and immediate need for purpose-built musical arts space in Richmond.

Parks, Recreation & Cultural Services Committee

Tuesday, April 25, 2023

In reply to queries from Committee, the delegation advised that (i) they are looking for interim storage space for musical equipment as well as support for finding rehearsal spaces, (ii) storage space is difficult to find because it needs to be heated, insect and rodent proof, accessible during rehearsals, and of ample size, and (iii) finding appropriate rehearsal space is challenging due to the needs for noise mitigation and acoustic treatment, and the music groups are looking for purpose-built space in the long-term.

Discussion ensued regarding the consideration of solutions for performance and storage locations for non-profit musical arts groups. As a result of the discussion, the following **referral motion** was introduced:

It was moved and seconded

(1) That staff investigate:

- (a) interim support with these immediate and emerging Musical Arts Space Needs;**
- (b) launching an External Arts Needs Assessment; and**
- (c) long-term vision to build purpose-built space for Music and Performing Art in Richmond; and**

(2) That staff consult with Richmond School District No. 38 to explore opportunities to utilize any potential space;

and report back.

CARRIED

In reply to queries from Committee, staff advised that (i) the sports facility needs assessment is expected to come forward in the third quarter, (ii) staff are not aware of specific requests for outdoor amphitheatre space, and (iii) a memorandum advising the nature of other groups being displaced by the closure and sale of Brighthouse United Church can be provided to Committee.

COMMUNITY SERVICES DIVISION

2. MUSEUM AND HERITAGE SERVICES YEAR IN REVIEW 2022

(File Ref. No. 11-7141-01) (REDMS No. 7181796)

Staff presented the Museum and Heritage Services Year in Review 2022 video (copy on-file, City Clerk's Office).

Parks, Recreation & Cultural Services Committee
Tuesday, April 25, 2023

In reply to queries from Committee, staff advised that (i) ten heritage sites were lost due to demolition, 8 of which were privately-owned, (ii) with completion of the heritage inventory update, all sites are flagged for City planning staff, (iii) the 2022 review and records update of indigenous belongings enables easier access for First Nations wishing to support future repatriation efforts, (iv) the Richmond Museum plans to continue offering take-home activity kits, and (v) visitation rates overall are approximately 40% lower than 2019 statistics, and vary depending on the site location or event.

It was moved and seconded

- (1) *That the Museum and Heritage Services Year in Review 2022, as presented in the staff report titled "Museum and Heritage Services Year in Review 2022," dated March 20, 2023, from the Director, Arts, Culture and Heritage Services, be received for information; and*
- (2) *That the Museum and Heritage Services Year in Review 2022 be circulated to Community Partners and Funders for their information.*

CARRIED

3. 2023 NEIGHBOURHOOD CELEBRATION GRANTS ALLOCATION
(File Ref. No. 03-1085-05) (REDMS No. 7186538)

In reply to queries from Committee, staff advised that (i) applicants that did not meet the criteria have been directed to an alternate funding source and (ii) in 2022, 61 out of 105 applicants met the eligibility criteria, and in 2023, 67 out of 76 applicants met the eligibility criteria, with 33 applicants returning from last year.

It was moved and seconded

- (1) *That the Neighbourhood Celebration Grants be awarded for the recommended amount of \$78,983.70 as identified in Attachment 2 of the staff report titled, "2023 Neighbourhood Celebration Grants Allocation," dated March 24, 2023, from the Director, Arts, Culture and Heritage Services; and*
- (2) *That the grant funds be disbursed accordingly.*

CARRIED

4. LANSDOWNE MAJOR PARK AND OPEN SPACE GUIDING PRINCIPLES AND NEXT STEPS
(File Ref. No. 06-2345-20-LSCP1) (REDMS No. 7119072)

Staff highlighted that the report presents the guiding principles of the Lansdowne Major Park and Open Space development, currently in phase 1 of 3 of the master plan process.

3.

Parks, Recreation & Cultural Services Committee
Tuesday, April 25, 2023

In reply to queries from Committee, staff advised that (i) a staff workshop took place during the first phase of the project, (ii) the proposed layout and size of the open space complies with the Official Community Plan (OCP)/City Centre Area Plan (CCAP) Amendment and is consistent with the City's Development Cost Charges (DCC) bylaw, (iii) the final reading of the OCP Amendment related to the Lansdowne land use plan is forthcoming, (iv) there are opportunities for refinement of site components through the rezoning process of individual parcels, which will require Council consideration, (v) details on amenities, programming, retention of trees, and landscaping have yet to be determined and the final master concept plan would be brought forward to Council for consideration, with opportunities for additional input, (vi) input regarding regeneration in relation to ecological restoration was incorporated into the guiding principles, (vii) the OCP Amendment related to the Lansdowne land use plan establishes the broad framework for redevelopment of the site and the road pattern is consistent with the City Centre transportation plan and the existing CCAP, and detailed design will be further refined through individual rezoning applications, (viii) the parking calculations are projections based on land uses and building forms studied to develop the master plan, and includes parking estimates required for the continued interim operations of the mall, (ix) the OCP Amendment envisions approximately 3.8 million square feet of residential development, with an estimate of 10,000 residents, and (x) as part of the OCP Amendment, staff have had discussions with Richmond School District No. 38 in regards to potential school sites in the area.

Evan Dunfee, Richmond resident, spoke on the future vision of Richmond city centre, including incorporating various modes of transportation, the desire to provide more space to people, and prioritizing a pedestrian-friendly city.

It was moved and seconded

- (1) *That the Lansdowne Major Park and Open Space Guiding Principles as outlined in the staff report titled "Lansdowne Major Park and Open Space Guiding Principles and Next Steps," dated March 31, 2023, from the Director, Parks Services, be endorsed;*
- (2) *That the Lansdowne Major Park and Open Space Master Plan Process proceed to Phase 2 – development of master plan concept options as outlined in the staff report titled "Lansdowne Major Park and Open Space Guiding Principles and Next Steps," dated March 31, 2023, from the Director, Parks Services; and*
- (3) *That prior to implementing Phase 2, staff conduct a workshop with Council members.*

CARRIED

Parks, Recreation & Cultural Services Committee
Tuesday, April 25, 2023

5. MANAGER'S REPORT

(i) *Earth Week Celebrations*

Staff briefed Committee on the 2023 Earth Week activities, including over 24 programs such as invasive plant pulls and tree planting, highlighting the planting of the first mini forest on municipal property in western Canada.

In response to queries from Committee, staff noted that (i) it is standard protocol for bird surveys to be completed prior to any work in parks during nesting season, (ii) planted plants include species that are visited by any of the 50 or more native bumblebees in BC, (iii) the project area was cleared of blackberry and the roots were removed to the extent that the group was able to manage, and (iv) the invasive blackberry removal was primarily focused at Terra Nova Park.

(ii) *Richmond Museum Updates*

Staff noted that the Richmond Museum is organizing the Richmond Regional Heritage Fair, an annual showcase of history project displays created by local elementary and secondary students, taking place on Friday, May 12, 2023 at the Richmond Cultural Centre. Staff also noted that the Richmond Museum will be supporting the Steveston Japanese Canadian Cultural Centre's installation of a new display about Steveston Nikkei history entitled 'Contributing to a Diverse and Multicultural Canada', which will be installed in the City Hall Galleria next week in honour of Asian Heritage Month.

In response to a query from Committee, staff noted that planning is underway for the return of the Steveston Salmon Festival parade on July 1, 2023.

(iii) *BC Youth Week*

Staff highlighted that the City has multiple activities planned to celebrate BC Youth Week, a provincial celebration of youth held annually during the first week of May, including a scavenger hunt, t-shirt design contest, movie night, and the U-ROC awards ceremony on Thursday, May 4.

(iv) *Garry Point Park Concession Services*

In response to a query from Committee, staff noted that details surrounding the new vendor at Garry Point Park Concession are being finalized and a public announcement is forthcoming.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:46 p.m.).

CARRIED

5.

Parks, Recreation & Cultural Services Committee
Tuesday, April 25, 2023

Certified a true and correct copy of the Minutes of the meeting of the Parks, Recreation and Cultural Services Committee of the Council of the City of Richmond held on Tuesday, April 25, 2023.

Councillor Chak Au
Chair

Shannon Unrau
Legislative Services Associate

Presentation Title: The emerging and immediate Musical Arts Space Needs of our two non-profits in Richmond.

Presentation to: Parks, Recreation and Cultural Services Committee

Date: April 25th , 4:00pm **Allotted Time:** 5 minutes plus time for questions.

Presented by:

Linda Barnes, Board Chair, Richmond Arts Coalition

Dean Markel, President, Richmond Delta Youth Orchestra

Gordon Smith, President, Richmond Community Concert Band

Immediate Issue

We wanted to bring this matter to the attention of your committee and to the Mayor and City Councillors. Our two musical arts groups who have been in existence for 50 years each, will become "homeless" with no administration, rehearsal and storage space after June 30, 2023. **On March 17th** we received an eviction notice from Brighthouse United Church (8151 Bennett Rd, Richmond, BC) along with all its other 26 tenants, as the congregation is dissolving and property is for sale and possible redevelopment.

- As we explore Plan B space options in the City of Richmond, No Existing spaces are able to accommodate the sound, size and time-of-day availability and storage needs of music arts organizations.
- Music noise concerns necessitate purpose-built spaces.
- Most multipurpose spaces in Richmond are NOT able to accommodate sound containment and acoustic safety for musicians.
- The closing of the church as evidence of reduced availability/access in Richmond to music arts spaces.
- The imminent closure of Brighthouse United Church is a threat not only to the Richmond Delta Youth Orchestra and the Richmond Community Concert Band, but to the numerous community groups who utilize this important community space. It has functioned as both a rehearsal and meeting space for these groups but it has supported the storage needs of our instrumental performing ensemble which require percussion instruments, pianos, music stands, and more to create their art. Finding an alternative venue to provide both an adequate rehearsal space and accessible equipment storage is proving to be a considerable challenge.

-----***The emerging and immediate Musical Arts Space Needs in Richmond***-----

Linda Barnes, Board Chair, Richmond Arts Coalition

Dean Markel, President, Richmond Delta Youth Orchestra

Gordon Smith, President, Richmond Community Concert Band

Richmond Arts Strategy & Call to Action

First of all, we want to express appreciation for the creation of a solid foundation for art and culture from the 2019 [Richmond Arts Strategy \(2019-2024\)](#), as it states findings that align to our organizations' missions and purpose.

It is evident from this document that the City of Richmond has a clear and documented understanding that the arts are a key pillar in building a thriving community. Indeed, the arts make us happier, healthier, better students and better scientists; they help us recover from injury, help us enjoy our later years, and so much more.

Though the City of Richmond is making headway with its Arts Strategy, with it ending in 2024, it is imperative that we bring attention to you all today, the emerging need to **prioritize Strategic direction No. 5** –To activate public spaces through (and for) the Arts!

We highlight the need for the City of Richmond to act on what was already addressed in the Arts Strategy:

- To Plan for future arts facilities to address the demand for Arts Education and Program space.
- To actively work with developers to create space for Music and Performing arts and gathering spaces, particularly medium-sized spaces for 150–300 people;

To continue to have a strong, vibrant, and growing musical and performing arts community in the City of Richmond, we need a deeper capital investment to **Plan and provide appropriate sized, purpose-built fine arts facilities for rehearsal and performances.**

Most other Youth Orchestras and Music groups have city supported facilities. Vancouver Youth Symphony Orchestra rehearses at St. James Hall, a Kitsilano landmark, and has been home to many community groups for over 90 years.

"St. James Community Square is much loved by the Vancouver community and fought for its continuance when the building was put up for sale. Fortunately, the City of Vancouver purchased the property and provided the St. James not for profit society with a long-term lease arrangement. The facility hosts over 500,000 user visits per year. Facilities include the Mel Lehan Hall, a Gym, Daycare, and Pre-school, a variety of multi-purpose rooms and dedicated office space."

-----*The emerging and immediate Musical Arts Space Needs in Richmond*-----

Linda Barnes, Board Chair, Richmond Arts Coalition

Dean Markel, President, Richmond Delta Youth Orchestra

Gordon Smith, President, Richmond Community Concert Band

Our Collective Call to Action:

We are requesting a referral to city staff for:

1. Interim support with these immediate and emerging Musical Arts Space Needs
2. Launching an External Arts Needs Assessment
3. Long term vision to build purpose-built space for Music and Performing Art in Richmond

-----*The emerging and immediate Musical Arts Space Needs in Richmond*-----

Linda Barnes, Board Chair, Richmond Arts Coalition

Dean Markel, President, Richmond Delta Youth Orchestra

Gordon Smith, President, Richmond Community Concert Band



Finance Committee

Date: Monday, May 1, 2023

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Carol Day
Councillor Laura Gillanders
Councillor Kash Heed
Councillor Andy Hobbs
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Michael Wolfe

Call to Order: The Chair called the meeting to order at 4:42 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Finance Committee held on April 3, 2023, and the minutes of the Special Finance Committee meeting held on April 17, 2023, be adopted as circulated.

CARRIED

DELEGATIONS

1. Brandon Jonathan Ma, Partner, and Aanu Adeleye, Senior Manager, KPMG LLP, to present the Audit findings on the City's 2022 consolidated financial statements.

FINANCE AND CORPORATE SERVICES DIVISION

2. 2022 CONSOLIDATED FINANCIAL STATEMENTS

(File Ref. No. 03-0905-01) (REDMS No. 7202851)

It was moved and seconded

That the 2022 City of Richmond Consolidated Financial Statements as presented in Attachment 2 be approved.

CARRIED

RICHMOND PUBLIC LIBRARY

3. 2022 FINANCIAL STATEMENTS FOR THE RICHMOND PUBLIC LIBRARY

(File Ref. No. 03-0905-01) (REDMS No. 7196141)

It was moved and seconded

That the 2022 Richmond Public Library audited financial statements for the year ended December 31, 2022, as presented in the attached report from the Chief Librarian, be received for information.

CARRIED

LULU ISLAND ENERGY COMPANY

4. 2022 FINANCIAL STATEMENTS FOR THE LULU ISLAND ENERGY COMPANY

(File Ref. No. 01-0060-20-LIEC1) (REDMS No. 7201618)

It was moved and seconded

That the Lulu Island Energy Company report titled "2022 Financial Statements for the Lulu Island Energy Company", dated April 13, 2023, from the Chief Executive Officer and Chief Financial Officer, be received for information.

CARRIED

Finance Committee
Monday, May 1, 2023

RICHMOND OLYMPIC OVAL CORPORATION

**5. RICHMOND OLYMPIC OVAL CORPORATION 2022 AUDITED
FINANCIAL STATEMENTS**

(File Ref. No. 03-1200-09) (REDMS No. 7210131)

It was moved and seconded

That the report on the 2022 Audited Financial Statements for the Richmond Olympic Oval Corporation from the Director, Finance, Innovation & Technology, Richmond Olympic Oval Corporation be received for information.

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:49 p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the meeting of the Finance
Committee of the Council of the City of
Richmond held on Monday, May 1, 2023.

Mayor Malcolm D. Brodie
Chair

Lorraine Anderson
Legislative Services Associate



City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services Committee
Date: March 20, 2023

From: Marie Fenwick
Director, Arts, Culture and Heritage Services
File: 11-7141-01/2023-Vol 01

Re: Museum and Heritage Services Year in Review 2022



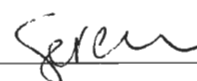
Staff Recommendations

1. That the *Museum and Heritage Services Year in Review 2022*, as presented in the staff report titled "Museum and Heritage Services Year in Review 2022," dated March 20, 2023, from the Director, Arts, Culture and Heritage Services, be received for information; and
2. That the *Museum and Heritage Services Year in Review 2022* be circulated to Community Partners and Funders for their information.

CM Fenwick

Marie Fenwick
Director, Arts, Culture and Heritage Services
(604-276-4288)

Att. 1

REPORT CONCURRENCE		
ROUTED TO: City Clerk Policy Planning	CONCURRENCE <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER  _____
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO  _____

Staff Report

Origin

Museum and Heritage Services is guided by the following Council-approved vision:

Richmond is a city that proudly celebrates its past, present and future. The City's museum and heritage services policies will interpret the unique and dynamic story of where Richmond came from, where it is now, and how it will develop into the future.

This *Museum and Heritage Services Year in Review 2022* highlights the many achievements over the past year that helped to achieve this vision (Attachment 1).

This report supports Council's Strategic Plan 2022-2026 Focus Area #6 A Vibrant, Resilient and Active Community:

Vibrant, resilient and active communities supported by a wide variety of opportunities to get involved, build relationships and access resources.

6.1 Advance a variety of program, services, and community amenities to support diverse needs and interests and activate the community.

6.3 Foster intercultural harmony, community belonging, and social connections.

6.5 Enhance and preserve arts and heritage assets in the community.

Analysis

The *Museum and Heritage Services Year in Review 2022* describes last year's achievements in the museum and heritage sector in Richmond. While the stewardship of many of the City's heritage resources is led by the Arts, Culture and Heritage Services Department, there are many organizations and individuals in the city that contribute to the preservation, presentation and documentation of Richmond's heritage. The City's work, as well as the work of other individuals and organizations in the community are recognized in the *Museum and Heritage Year in Review 2022*.

Having recovered more fully from the COVID-19 pandemic, Museum and Heritage groups and sites were very active in 2022. Some key highlights include:

- Over 275,000 individuals participated in a heritage activity offered in Richmond;
- Volunteers contributed over 16,000 hours throughout the City's museums and heritage sites providing valuable assistance in the operations of many heritage facilities and in support of heritage-related programming;
- The annual *Doors Open Richmond* event allowed over 10,000 in-person visitors and 2,500 virtual participants to explore 35 cultural and civic sites throughout the City;
- The annual *Richmond Maritime Festival* brought together 40,000 people to celebrate local maritime heritage through fascinating performances and displays;

- The Steveston Historical Society launched its popular Pop-Up Art program at the Steveston Museum highlighting different local artists each month;
- The Richmond Museum Society launched a new Richmond Museum website with exciting online exhibits, videos and walking tour information;
- The development of a series of videos relating to Richmond history, led by the Richmond Museum with input from groups and individuals knowledgeable about different aspects of Richmond's history. These videos will be shown online and in person at various heritage facilities across the City;
- The London Heritage Farm Society brought back *Family Farm Days* to help families connect with local agricultural heritage;
- The Gulf of Georgia Cannery National Historic Site celebrated Indigenous culture, history and knowledge at the annual *Welcoming the Sun* event;
- The Richmond Olympic Experience at the Richmond Olympic Oval welcomed over 15,000 visitors to refreshed exhibits, interactives, and programming; and
- City staff conducted a review of the artifact collection and identified and updated database information for 188 Indigenous belongings.

These activities were made possible from the support of eight community groups and more than 500 Richmond residents who volunteered their time to support the care of our museums and heritage sites, the delivery of engaging heritage programming, and the care of important Richmond history.

Financial Impact

None.

Conclusion

Richmond is a city that proudly celebrates its past, present and future. The *Museum and Heritage Services Year in Review 2022* demonstrates the valuable contribution that these services provide to the community. Over the past few years, great strides have been made in strengthening the network of Richmond's museums and heritage sites.



Rebecca Clarke
Manager, Museum and Heritage Services
(604-247-8330)

Att. 1: *Museum and Heritage Services Year in Review 2022*

IN THE SPOTLIGHT

Street performances were widely popular in Westport since the 1930s and 1940s. Today, we enjoy live performances at the Gateway Performing Arts Center—for starters.



CITY OF RICHMOND Museum and Heritage Year in Review 2022

ARTS, CULTURE AND HERITAGE SERVICES

CNCL - 51



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Introduction

Richmond is a city proud of its unique and significant heritage. While the stewardship of the City of Richmond's heritage resources is led by the Arts, Culture and Heritage Services Department, there are many organizations and individuals within the city that contribute to the preservation, presentation, and documentation of Richmond's heritage.

Richmond residents enjoy a number of benefits as they experience our city's heritage places, services and events. Museum and Heritage Services is pleased to present the following report highlighting the heritage sector contributions to the Richmond community in 2022.



Section 1: Presenting Richmond's Heritage

Many of Richmond's most intriguing stories are shared every year through exceptional programs, exhibits and events. These opportunities provide compelling ways for individuals to learn about Richmond's past and celebrate the distinctive culture that makes Richmond what it is today.

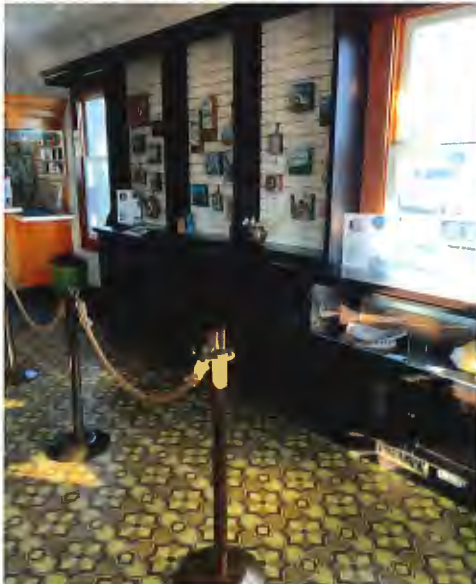
In 2022, **over 275,000**

individuals participated in a heritage activity in Richmond.



PRESENTING HERITAGE AT HERITAGE PLACES

Heritage places create a sense of local pride by providing spaces of cultural memory and increasing historical understanding.



Britannia Shipyards National Historic Site

“There is a ton of information to sift through about the shipping and the canning industry as well as different ethnic groups who worked in both industries. You can spend hours here or even just breeze through and enjoy the historic buildings and lovely Fraser River scenery.”

—VISITOR

Britannia Shipyards is an authentic representation of a once thriving community of boatyards, canneries and residences where people of diverse backgrounds lived and worked. Visitors explore the eight-acre national historic site, stepping back a century in time to discover the many stories of the multicultural workforce who built wooden boats, worked in the canneries, and along with their families, called Britannia home.

Visitation in 2022:
84,519

Guided Heritage Tours

Britannia Shipyards launched daily guided tours in Summer 2022, aimed at creating a unique experience for tourists. Local guides shared compelling stories of Britannia Shipyards' past residents and workers during the one-hour tour. Visitors leave the site with an enhanced understanding of Richmond's rich and diverse maritime history, which continues to shape the local community. This tour will be regularly offered during the summer season.

Britannia Shipyards National Historic Site Society

The Britannia Shipyards National Historic Site is supported by the non-profit, Britannia Shipyards National Historic Site Society. The Society's purpose is to preserve and to celebrate the Site's history through collaboration with the City of Richmond and the community. The Society is committed to the promotion of the general knowledge, enjoyment and understanding of the Britannia Shipyards.

<https://britanniashipyards.ca/>



Guided Tour at Britannia

Visitation in 2022:
5,300

London Farm

“London Farm Tea Room is lovely and quaint. You feel like you have been transported back in time.”

—VISITOR

London Farm brings Richmond's farming history to life, highlighting relationships between people and the land. Visitors experience environmentally sustainable living in the early 1900s through recreated displays in the Edwardian farmhouse, heritage gardens, and allotment gardens maintained by local residents.

Annual Plant Sale and *Family Farm Day*

While gardeners eagerly await London Farm's annual plant sale on Mother's Day weekend, others look forward to *Family Farm Day*. Held the first Sunday following the long weekend in August, *Family Farm Day* participants enjoy old time games and music, plant seeds, take pony rides, and engage with animals including owls, rabbits and chickens.

London Heritage Farm Society

London Farm is supported by the non-profit London Heritage Farm Society, whose mandate is to preserve and celebrate the early agricultural history of Richmond. The goal of the Society is to increase awareness of London Farm so residents, visitors and future generations can enjoy the site and learn about Richmond's agricultural history.

<http://londonfarm.ca/>



Family Farm Day
Credit: Shelley Niemek

Richmond Museum

“I enjoyed using the stencils and coloured rice flour provided to make rangoli.”

—DIWALI TAKE-HOME KIT USER

Visitation in 2022:
15,221

Located in the Richmond Cultural Centre, the Richmond Museum's changing exhibit gallery provides an engaging space to explore the many stories of Richmond. The Museum invites visitors, students and educators to come on a journey of discovery of Richmond's many histories and people. Additionally, the Richmond Museum enriches the lives of residents through its many outreach activities.

Take-Home Kits

Take-home cultural activity kits, developed in 2022, were created to meet the demand for more family-friendly at-home programs. Interactive activities in these popular kits build participants' understanding of the cultural practices and celebrations in our communities, from Lunar New Year to Diwali. The Cedar: Tree of Life kit, produced in partnership with Musqueam weaver Vivian Mearns Notoro (née Campbell), included instructions and materials for creating a cedar woven bracelet in honour of National Indigenous Peoples Day.

Richmond Museum Society

The Richmond Museum Society supports the activities of the Richmond Museum. This non-profit Society's mandate is to develop and maintain a community museum that collects, documents, researches, preserves, exhibits and interprets objects of historical and cultural significance to the history of Richmond. The vision of the Society is to celebrate Richmond's past, present and future in way that is relevant, engaging and accessible.

<http://www.richmondmuseum.ca/>



Activity kits for National Indigenous Peoples Day and Lunar New Year

Visitation in 2022:
37,464

Steveston Museum and Post Office

“Best memories and the first bank I used when working in the Cannery ... long time ago but the best time for all of us.”

—VISITOR

Located in the heart of Steveston Village, the Steveston Museum and Post Office serves as a local hub, telling the stories of the people and moments that shaped the community. The Museum interprets the history of early Steveston in the town's first bank, and an exhibit shares the successes and tragedies experienced by the local Japanese Canadian community in the Japanese Fishermen's Benevolent Society Building. While at the Museum, visitors can also do their post office business or purchase the creations of local artists.

Pop Up Art Show

The Steveston Museum and Post Office underwent renovations in 2022, creating space for local artists to display their work in the Steveston Historical Society's year-round Pop Up Art Show. Each month, one or more Richmond artists present their work with a portion of all artists' sales going toward funding for the Society's community programs and events. Artists featured in 2022 include photographer Clare Scott, Blood Star Gallery's Frank Ducote and Susan Taylor, painters Weslyn Morrison, Jennifer James, Caroline Scagel and Betsy Randel.

Steveston Historical Society

The Steveston Museum is supported by the Steveston Historical Society, whose mission is to preserve and promote the history of Steveston. The Society was created in 1976 and contributes to the sharing of Steveston's heritage through a variety of programs and activities, including summertime walking tour vignettes, a vintage market, and Songs in the Snow. The Society also operates the Canada Post Office on site.

<https://historicsteveston.ca/>



Pop Up Art Show

Steveston Tram

“Our host was a lovely lady, who provided a short tour on the Steveston Tram. She was knowledgeable and friendly which enhanced the experience we had on the short visit.

Great for kids!”

—VISITOR

Visitation in 2022:
29,375

Step aboard Tram Car 1220, one of few remaining trams from the Interurban system which linked Richmond to Vancouver and the Fraser Valley from 1913 to 1958. Beautifully restored by a team of volunteers and skilled experts, Tram Car 1220 rests on original rail tracks and is housed in a building inspired by the architecture of Steveston's first tram station.

Salmon Festival at the Steveston Tram

After a two year hiatus, Tram Car 1220 rolled out of the Tram Building for a sunny July 1st Steveston Salmon Festival celebration. Costumed heritage interpreters and volunteers welcomed thousands of visitors, sharing the history of the tram and the many community ties created by the Interurban rail system. The Tram also hosted the “Memories of Steveston” tent, where visitors were invited to record their favourite memories on video in commemoration of the Salmon Festival's 75th anniversary.

<https://stevestontram.ca/>



Canada Day Tram, 2022

Visitation in 2022:
33,590

Gulf of Georgia Cannery National Historic Site

“We were impressed by the history of the cannery, so much info and the displays brought us back in time. Take your time and enjoy.”

—VISITOR

In addition to the City's heritage sites, Steveston is also home to the Gulf of Georgia Cannery National Historic Site which is operated by the Gulf of Georgia Cannery Society on behalf of Parks Canada. This information has been included to illustrate the full scope of heritage work in Steveston. Through interactive exhibits, educational programs, annual events, and public programming, the Cannery shares the story of the growth of Canada's West Coast commercial fishing industry from its early beginnings in the late 1800s to today.

Welcoming the Sun Event

Back after a three year hiatus, the *Welcoming the Sun* event celebrates Indigenous culture, history, and knowledge, aiming to bring together diverse audiences of all ages to learn about, experience, and engage with a thriving local Indigenous community. This free event included presentations by a variety of Indigenous performers, artists, storytellers, and knowledge keepers. Visitors were invited to participate in a community art project facilitated by Indigenous artist Christine Mackenzie and shop in the Indigenous small businesses and vendors hosted at the event. *Welcoming the Sun* attracted more than 700 visitors.

Gulf of Georgia Cannery Society

The Gulf of Georgia Cannery Society is a non-for-profit charitable organization which operates the Gulf of Georgia Cannery National Historic Site in partnership with Parks Canada. Together with staff, volunteers, and members, the Society works to honour the history of fishing on Canada's West Coast and celebrate the stories of historic and contemporary fishing communities.

<http://gulfofgeorgiacannery.org/>



Credit: Gulf of Georgia Cannery Society

Richmond Olympic Experience

“Very nice immersion in the Olympic universe. Beautiful story pieces as well as simulators to entertain young and old. Very attentive and available staff.”

—GOOGLE REVIEW

Visitation in 2022:
over 15,000

The Richmond Olympic Experience is a highly interactive and dynamic museum. Located in the heart of the Richmond Olympic Oval—the crown jewel of the 2010 Vancouver Winter Olympic Games—the visitor experience celebrates Richmond's rich sport history and features countless Olympic and sport artifacts, digital archives, state-of-the-art sport simulators, and numerous hands-on exhibits.

New Exhibits

Re-opened in June 2022, the Richmond Olympic Experience emerged from the pandemic with refreshed exhibits, interactives, and programming. In addition to updated medals and torch galleries, guests can now explore artifacts on loan from the Hockey Hall of Fame in Toronto, or ride the new Surfing Simulator, celebrating the latest sport to be added to the Olympic program.

<https://olympicexperience.ca/>



Credit: Richmond Olympic Oval

PRESENTING HERITAGE THROUGH PROGRAMS AND EVENTS

Heritage activities increase our social well-being, offering opportunities for social interaction and shared experiences.



School Programs

“Lots of fantastic information. I am excited to book a field trip and a kit!”

—PRO-D WORKSHOP ATTENDEE

Program Participation
in 2022: **8,538**

Heritage sites and museums across Richmond offer opportunities for students to learn about distinctive aspects of Richmond’s past and present. Each year, students experience Richmond’s history and heritage first-hand in a range of age appropriate curriculum-related programs.

School Program Development

Staff at Britannia Shipyards National Historic Site developed a new school program called *My Community on the Waterfront* for Grade 1 to Grade 3. Students explore the site’s historic houses, engage in story time, play eye-spy activities and participate in a shopping relay game that represents a family which may have lived in this community.

In October 2022, Richmond Museum and Britannia Shipyards National Historic Site staff co-presented a full-day professional development workshop for teachers. Teacher participants discovered new ways to bring Richmond history into their classroom and left feeling empowered with more knowledge about the community they teach in.



My Community on the Waterfront



Teacher Pro-D Workshop

Doors Open Richmond

Participants in 2022:
12,500

“I thought it was very well organized and executed. This was a great experience. Thank you for having me!”

— PARTNER SITE

Doors Open Richmond is an annual two day event held in June that features free opportunities to explore Richmond’s unique heritage, arts and cultural sites with an emphasis on intercultural understanding and civic awareness. Participants enjoy exclusive behind-the-scenes access to 35 sites across Richmond including museums, places of worship, cultural centres, businesses, and more.

In 2022, new partner sites included Saint Germain Bakery Central Facility, The Blue Cabin Floating Artist Residency, Immigrant Services Society of BC, S.U.C.C.E.S.S Richmond Service Centre, and The Kehila Society of Richmond.

A highlight in 2022 was the return of the popular Faith Bus Tour with a trilingual tour leader. Participants visited three faith-based organizations along No. 5 Road, also known as Highway to Heaven: Lingyen Mountain Temple, Richmond Jamia Mosque, and Az-Zahraa Islamic Centre.

<http://www.richmondmuseum.ca/events/doors-open/>



Doors Open, 2022

Richmond Regional Heritage Fair

“Thank you for all you do to make our Heritage Fair experience awesome!”

—TEACHER

Event Attendees in 2022:
275

The Richmond Museum returned to an in-person Richmond Regional Heritage Fair in 2022. During Heritage Fair, students research a topic in Canadian history and present their findings in a creative display at their own schools. Students with exceptional projects are selected for the Regional Heritage Fair, where they are interviewed by judges and take part in history-based workshops.

This annual showcase of history projects offers an exciting and enriching learning environment, inspiring curiosity and dialogue about our past, present and future. Students are empowered to take an active role in learning about Canada's history, cultivate an appreciation of the diverse experiences of people in the past, and develop into informed and involved citizens of tomorrow when they participate in the Heritage Fair.

In 2022, over 300 Richmond students created Heritage Fair projects at the school level; 63 students from six Richmond schools presented projects at the Regional Heritage Fair. From this group, three students were chosen to represent Richmond at the Virtual BC Provincial Heritage Fair. Twenty volunteers contributed 100+ hours to support this event by interviewing students about their projects, assisting with the fun and safe delivery of hands-on heritage activities.

<http://www.richmondmuseum.ca/heritage-fair/>



Musqueam artist Rita Kompst



Whiteside Elementary student with project

Richmond Maritime Festival

Event Attendees in 2022:
40,000

“I’m so glad I took my family to visit the Richmond Maritime Festival because we discovered a historically significant community here! Hope to come back again next time!”

—EVENT ATTENDEE

The Richmond Maritime Festival celebrates all things waterfront at the Britannia Shipyards National Historic Site. Landlubbers and sea-goers of all ages discover local lore, visit beautiful wooden boats, create works of art, and enjoy tasty treats. From wooden boats to model boats, water safety to sea creatures, and tall maritime tales to fishing history, the Festival invites visitors to explore Britannia Shipyards National Historic Site and enjoy music, games interactive exhibits, roving performers, food and much more.

www.richmondmaritimefestival.ca

Fully in person in 2022, Richmond Maritime Festival offered visitors a sample of Steveston heritage through performances of local artists, participation in arts and cultural activities, and tasting delicious cultural cuisine. The Festival highlighted West Coast maritime history with a display of restored wooden boats, handcrafted boat models, and water safety demonstrations. The focus was on family with many opportunities for children to connect with local heritage through sea creature puppet shows, by creating their own cork boats, learning origami, and designing their own boat flag.



Richmond Maritime Festival cork boat making craft

Culture Days

Culture Days is a national celebration of arts and culture. At the end of each September, people attend thousands of free participatory arts and culture events across the country both in-person and online. Culture Days programs invite the public to get hands-on and behind the scenes to highlight the importance of arts and culture in our communities. In 2022, numerous activities were offered across Richmond from September 23 to October 16. The Richmond Museum and Britannia Shipyards National Historic Site were part of this exciting event.

www.culturedays.ca

Heritage Activity
Participation in 2022:
552

With the Richmond Cultural Centre serving as a focal point for Culture Days, the Richmond Museum participated by launching the new Arts Live Here feature exhibition. Arts Live Here explores the fascinating ways the arts transform the lives of people in Richmond, whether through large public art installations, music, literature, fashion or home decorations. As part of this launch, visitors were invited to participate in a family-friendly craft inspired by the Chinese opera costume featured prominently in the exhibition. Visitors of all ages learned about different types of Chinese opera and then were invited to create their own Chinese opera mask.



Chinese opera mask making and costume

Winter in the Village

Heritage Activity
Participation in 2022:
5,735

Winter in the Village is a wonderful opportunity for Steveston visitors to celebrate the season, bringing a variety of winter and holiday-themed activities to the village. In 2022, the annual month-long event featured a craft fair, workshops, a window display contest, a scavenger hunt, a decorated tree competition, horse-drawn carriage rides, concerts, a neighbourhood dog parade, and many opportunities to meet Santa. Steveston's heritage sites played a key role in lighting up the village and offering fun family-friendly activities.

<https://winterinthevillage.com/>

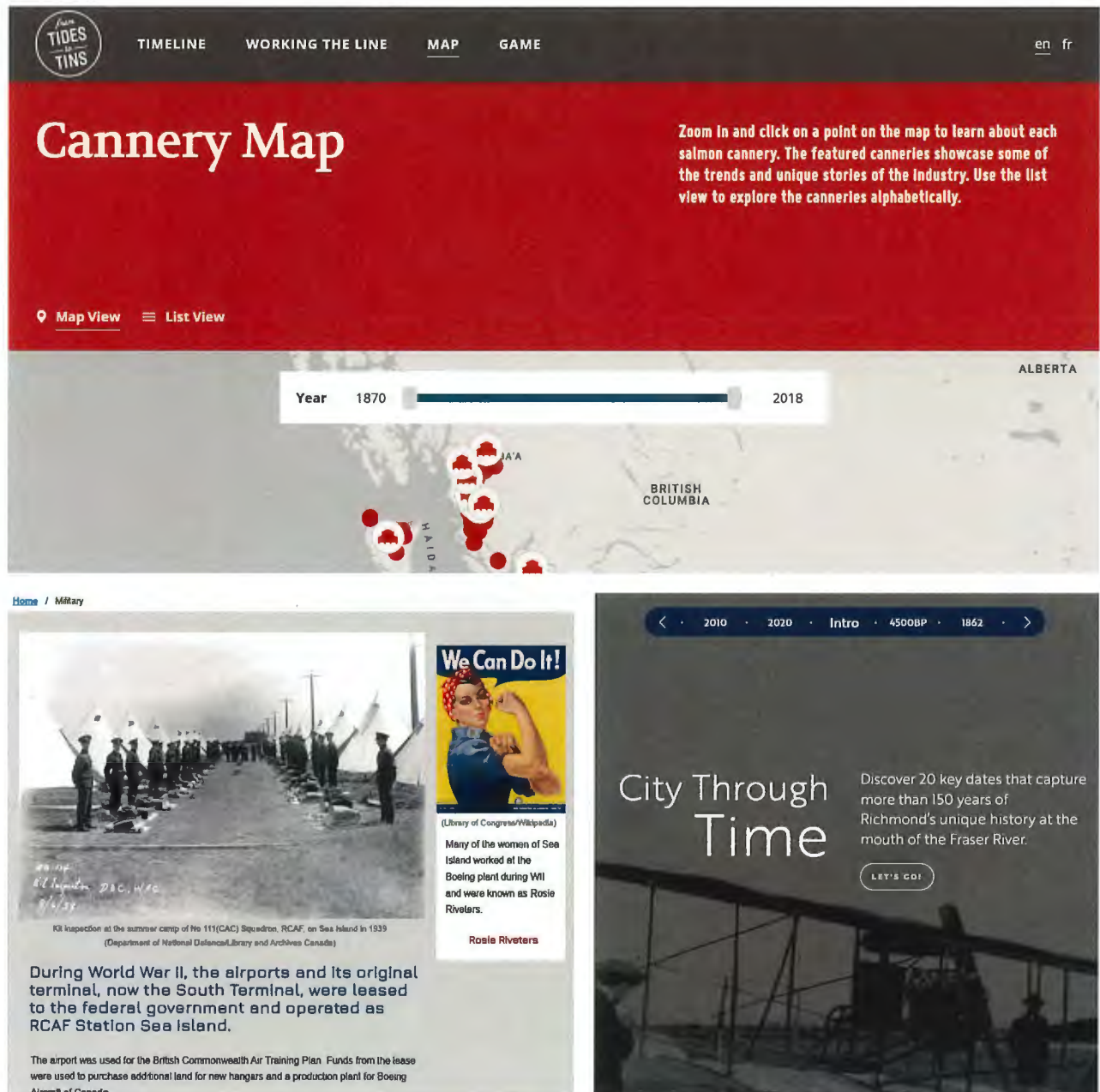
The beautifully decorated Steveston Tram was a crowd favourite this year, attracting more visitors than ever before. A magical winter scene was set, with visitors entering the Tram building through a small forest of illuminated live trees, and opportunities to pause for holiday photos at a giant wreath and an illuminated picture frame. Inside, a display of Steveston's heritage buildings, created by local LEGO artist Peter Grant, delighted visitors, young and old. Winter Tram programs were offered throughout the month including special story-time readings of the Polar Express by the Richmond Public Library on board the historic tram, and a Polar Express inspired craft.



Steveston Tram decorated for Winter in the Village

PRESENTING HERITAGE ONLINE

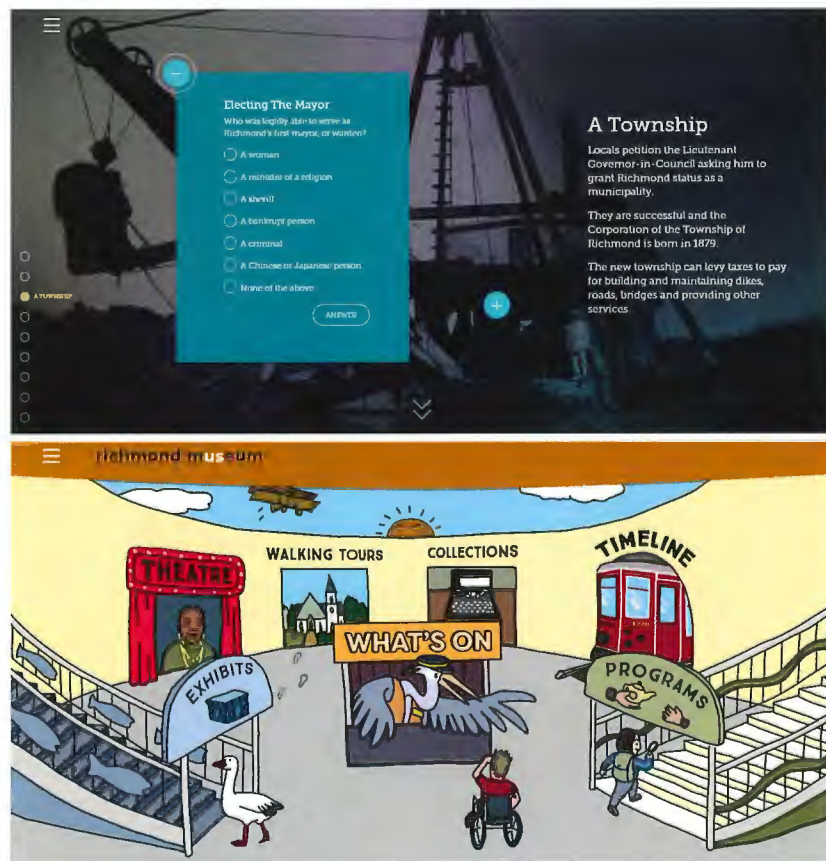
Learning about history and heritage creates informed and engaged citizens.



Online Platforms Sharing Richmond History: **30**

One significant way Richmond's history and heritage is shared with public is online. This platform has grown over the years and now plays an important role in reaching thousands of people by offering exciting content through websites and on social media. Both the City and local non-profit organizations work together to offer rich digital content through videos, online exhibits and archival information.

In 2022, the Richmond Museum Society launched a unique new website offering compelling new online experiences including exhibits, walking tour information and a theatre filled with Richmond specific documentary videos. In particular, the new online feature exhibit, *Turning Points*, explores key events that shaped today's city. This fascinating experience uses beautiful archival images and fun facts to tell a variety of Richmond histories ranging from the impact of the original city survey to the creation of a fishing industry, and the arrival of war to hosting Olympic events. Quizzes, pop-up photos and historical snippets ensure the experience is engaging and fun.



Richmond Museum website with online exhibit *Turning Points*

Section 2: Preserving Richmond's Heritage

Collective community memories are created by documenting stories from the past and preserving the objects, documents and buildings that comprise our material culture. It is through these memories that new generations and newcomers can experience the history of a place and its people. It is also through these acts of preservation that community members are brought together to develop meaningful understandings and relationships with each other and their histories.

423 artifacts,
documents and stories
were collected in 2022.



Collections technician cleans tin ceiling tile

PRESERVING RICHMOND'S OBJECTS AND STORIES

Preserving and caring for heritage objects and stories reduces social isolation among seniors by valuing their past and offering opportunities to share it with others.



The City of Richmond's Artifact Collection

The City of Richmond collects and maintains artifacts with historical, social and/or cultural significance to the community of Richmond. Artifacts in the collection range from cranberry scoops to an Interurban tramcar, a horsehair couch, Hong Wo Store signs, bog shoes, false teeth, typewriters, and wedding dresses. The collection has grown over 50 years thanks to donations from community members who entrust the City to care for and preserve their past. In 2022, 380 new artifacts were added to the collection. Highlights include two Cantonese Opera costumes from a Richmond performer, a pioneer family pocket watch from 1895, and a Richmond woman's 1958 pilot license.

Artifacts added in 2022:
380

Indigenous Belongings

The City of Richmond holds a collection of 188 Indigenous belongings which include local archaeological finds along with tools, baskets and artworks. In 2022, the City completed a review and update of the records for these belongings. The review included updating the provenance to better connect the records to documentation, adding digital images to the records, and confirming storage locations. This work will enable easier access for First Nations wishing to explore this collection further and support future repatriation efforts.

<https://www.richmond.ca/culture/sites/artefactcollection.htm>



Curatorial Assistant processes new donation



Archival Holdings: **1 kilometre** of textual records

City of Richmond Archives

“Everywhere and everyone has a history. Mine for over 40 years has been in Richmond, so, as a retired archivist and teacher of archival studies, I have volunteered to do my small part to help us know the past of where we live through the work of the City of Richmond Archives.”

—VOLUNTEER, TERRY EASTWOOD

The City of Richmond Archives preserves and protects records of historic value and makes them accessible now and for future generations. The Archives is the official repository for records of our City government. About a quarter of the holdings are community records, donated by private individuals, families, organizations and businesses. Included in the holdings are 170,000 photographs, 20,000 maps or plans, and 500 sound and moving image recordings.

Conveniently located in the Library Cultural Centre, numerous researchers, posing both big and small questions, visit the Archives regularly. The Archives' web pages and online search database also provide 24/7 digital access and the Archives has an extensive social media presence on Facebook, Instagram, YouTube, Historypin, and the blog Outside the Box.

<https://www.richmond.ca/cityhall/archives/about/about.htm>

Reaching out the community to build relationships is an important priority for the Archives. Coming out of the pandemic, the Archives continues to serve the community virtually (emails and phone calls) but also hosted in-person research appointments, meetings, presentations, and small group tours.

The Friends of the Richmond Archives

The Friends of the Richmond Archives support the work of the Archives and promote the preservation and understanding of Richmond's history. In addition to a publishing and community exhibit program, the Friends contribute funds for archival equipment and projects. The Friends have also endowed a University of British Columbia award for students in the Masters of Archival Studies program.



Kelvin and Kay Higo in the Archives Reference Room



Terry Eastwood, Archives volunteer, retired archivist and Professor

Oral History Program

“All I had to do was phone somebody up, complete strangers, and say “Would you take 200 Save Terra Nova flyers and deliver them in your neighbourhood?” People would say yes. You have to realize, this is before the Internet. This is before social media.”

—MARION SMITH, ORAL HISTORY INTERVIEWEE

Oral histories are the spoken stories of the past. The Richmond Museum has been documenting the unique stories and individual memories from the Richmond community through its oral history program. These valuable records are treasures for families, our communities and our country as they preserve the everyday lives of Richmond residents for the future. Available on the Richmond Museum’s website and housed in the City of Richmond Archives, these stories serve as an important source of information for Richmond Museum exhibits and as a record of Richmond’s past for future researchers.

<https://www.richmondmuseum.ca/oral-histories/>

Interviews Conducted
since 2004: **47**

Interview with Marion Smith

In 2022, Marion Smith participated in the oral history program, sharing her story about working to save the Terra Nova Rural Park from development. Marion recalled that this work was done in the 1980s and 1990s. She described how the Save Richmond Farmland Society used early computers, information tables on the dike and petitions to spread their message and gain community support.



The Save Richmond Farmland float in the 1977 Salmon Festival parade.
Credit: City of Richmond Archives 1997 42 1 545

PRESERVING RICHMOND'S HERITAGE PLACES

Preserving heritage places provides economic benefits by increasing property values and encouraging tourism.



Identifying Heritage Places

Several tools exist at the federal, provincial, and local government levels to identify, recognize, or protect resources of heritage value and character. In Richmond, heritage places are identified on the Heritage Inventory and Register. City Staff and the Richmond Heritage Commission collaborate to maintain this list and support the on-going preservation of these sites.

Places Identified for
Heritage Value: **129**

Heritage Inventory

The Heritage Inventory is a list of resources that contribute to a community's heritage character. The Inventory increases awareness about Richmond's history and serves as a research tool or as the basis for developing additional heritage conservation programs. Being listed on the Heritage Inventory does not mean that the property is protected but raises public awareness of the importance of this place and provides information about its history and heritage value. There are currently 86 resources included in Richmond's Heritage Inventory. An online version of Richmond's Heritage Inventory is available on the City's website.

www.richmond.ca/plandev/planning2/heritage/overview.htm

Heritage Register

In accordance with the BC Local Government Act, the City of Richmond established a community heritage register in 2003 to formally identify and recognize resources with heritage value and character. The Register offers some protection against identified places being demolished. Additionally, resources identified in the Richmond Heritage Register may be eligible for various federal and provincial financial incentives. The Register currently contains 43 resources which include buildings, monuments, engineering works, and plantings. These places are also listed on the BC Register of Historic Places and the Canadian Register of Historic Places.



Richmond's Cenotaph



Branscombe House

Protecting Heritage Places

A place of local heritage significance may be legally protected by a City Council with a Heritage Designation Bylaw. This Bylaw prevents a person from making exterior changes to the resources unless authorized by a Heritage Alteration Permit. In the City of Richmond, 15 heritage resources are protected by Heritage Designation Bylaws adopted by City Council.

In 2022, the City entered into its first Heritage Revitalization Agreement (HRA) to formally protect the R.G. Ransford House (c.1932) at 10700 Railway Avenue. In exchange for the formal protection of the house, the HRA allowed the City to permit the construction of a detached garage and coach house on the property.

www.richmond.ca/plandev/planning2/heritage/heritagedes.htm

Steveston Village Heritage Conservation Area

In addition to individual places, Steveston Village is designated as a Heritage Conservation Area. The Village is protected as it illustrates the integration of natural landscape and human activity, representative of British Columbia's natural resource-based development since the 1880s. Its heritage values lie in the existing evidence of the influences of the agriculture and fishing industries on its growth over time, which enabled it to become one of the most important early West Coast towns.

The special heritage features and character of Steveston Village are identified in the Steveston Village Heritage Conservation Strategy and protected through the Heritage Alteration Permit process. The City's 2041 Official Community Plan identifies 23 heritage resources within the Steveston Village Heritage Conservation Area that are protected because they significantly embody the heritage character of Steveston. This includes 17 buildings and other landscape features such as docks.

www.richmond.ca/plandev/planning2/heritage/village-conservation.htm



R.G. Ransford House



Steveston Courthouse

Heritage Place Conservation

Heritage place conservation is the ongoing process of maintaining and preserving elements of heritage character in places of value. One important way that the City supports heritage place conservation is through the Steveston Village Heritage Conservation Grant Program. This program was established in 2009 to provide financial assistance to property owners conserving the exterior of identified heritage resources in the Steveston Village Heritage Conservation Area. The Grant Program provides up to \$150,000, on a cost-sharing basis, to support the conservation of identified heritage resources.

Heritage Conservation
Funding:
\$237,960
distributed since inception

Most recently, in 2020, the City awarded a \$72,800 grant to assist with the roof replacement for the Steveston Hotel located at 12111 3rd Avenue. The Steveston Hotel is one of the protected heritage properties in Steveston Village, and is valued for its historic association with the development of the Steveston town site. As one of a number of rooming houses and drinking establishments in Steveston at the turn of the twentieth century, the hotel serviced the population of Steveston during the boom years of the fishing and canning industries, when the town became a vibrant and sometimes unruly community.

https://www.richmond.ca/__shared/assets/planning_0330940.pdf



Sockeye Hotel ca. 1910
Credit: City of Richmond Archives 1977 19 25



Steveston Hotel, 2018

Over 1,170
individuals supported
heritage activities in 2022.

Section 3: Stewarding Richmond's Heritage

Participating in heritage stewardship activities increases individuals' sense of belonging to a community by offering opportunities to connect to the people and places of Richmond.



Museum and Heritage Volunteers

“My favourite thing about volunteering at Britannia is being able to meet and speak with people of all backgrounds and cultures that come through Britannia and how everyone is able to connect and learn more about history.”

—VOLUNTEER

540 volunteers
contributed over
16,000 hours

Volunteers are at the heart of much of the heritage work done across the city. From supporting the delivery of programs and events, championing the conservation of Richmond heritage places and objects, to helping to steward the heritage sites, community members play an integral role in preserving and presenting heritage. In 2022, 540 volunteers contributed over 16,000 hours to the daily operations of museums and heritage sites and in support of a variety of heritage activities.



Steveston Japanese Canadian Cultural Centre

Individuals supporting
heritage stewardship
in 2022: **633**

Heritage Stewardship Groups

In addition to the heritage stewardship groups that support the delivery programs and services at City facilities and the Gulf of Georgia Cannery, the Sea Island Heritage Conversation Society and the Richmond Heritage Commission also contribute to heritage stewardship in Richmond. The Richmond Heritage Commission provides important advice on heritage conservation initiatives including amendments to the City's heritage policies, updates to the City's Heritage Inventory and Register, and proposed changes to heritage resources. Sea Island Conservation Society works to preserve Sea Island's unique history.

These eight community groups play an important role in supporting the places and events that share Richmond's history and heritage:

- Britannia Shipyards National Historic Site Society
- Steveston Historical Society
- Scotch Pond Heritage Cooperative
- London Heritage Farm Society
- Richmond Museum Society
- Gulf of Georgia Cannery Society
- Friends of the Richmond Archives
- Sea Island Heritage Society
- Richmond Heritage Commission

Sea Island Heritage Society

The Sea Island Heritage Society began in 1995 when a few volunteers started gathering information, photographs and anything relating to Sea Island. Now a registered non-profit, volunteer members of the Society work hard to promote, preserve all things of heritage value on Sea Island, including documents, images, artifacts, sites and people's memories.

The Society inspires people to be thoughtful stewards of Sea Island heritage by organizing social events such as an annual reunion and regular Coffee Chats. They also regularly share information about the history of Sea Island during events like Doors Open Richmond, on their website, and through their member newsletter. In 2022, the Society had over 80 members and volunteers who contributed more than 5,000 hours to support these activities.

www.seaislandhome.org



Sea Island Heritage Society at Burkeville Daze, 2022

Richmond Heritage Awards

The annual Richmond Heritage Awards are organized by the Richmond Heritage Commission to recognize the accomplishments of Richmond individuals and organizations for their dedication to historic places, public history, and heritage interpretation. The public is encouraged to submit nominations of projects such as restoring a historic building or landscape, promoting local heritage through education, outreach or advocacy, and contributing to local heritage knowledge through interpretative activities.

Heritage Awards
given in 2022: **5**

Richmond Heritage Awards recipients in 2022:

- Christine McGilvray, President, Friends of the Richmond Archives was recognized for her contribution as a host of the *Journey Through Time* history programs, which were delivered online and via telephone during the pandemic.
- Ken Chow of Interface Architecture was recognized for his conservation work on the mixed use building at 3755 Chatham Street, which highlights the traditional narrow lots typical to Steveston Village.
- Tonari Gumi, the Japanese Community Volunteer Association, and the Japanese Canadian Cultural Centre were recognized for the publication of *From the Sea and Shore*, a record for honouring the foodways of an immigrant community and the resilient people who sustained them.
- Cornerstone Christian Academy was recognized for their long-standing dedication to their school's Heritage Fair Program.
- The Gulf of Georgia Cannery Society and UBC's Initiative for Student Teaching and Research in Chinese Canadian Studies were recognized for their *Fish Tales* project, which shares personal Chinese Canadian stories in an effort to create community ties and a sense of belonging.

<https://www.richmond.ca/plandev/planning2/heritage/heritageawards.htm>



Heritage Fair teachers at Cornerstone Christian Academy



From the Sea and Shore project team



City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1

Telephone: 604-276-4000

www.richmond.ca



City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services Committee
From: Marie Fenwick
Director, Arts, Culture and Heritage Services
Date: March 24, 2023
File: 03-1085-05/2023-Vol 01
Re: 2023 Neighbourhood Celebration Grants Allocation



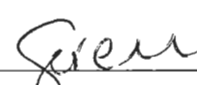
Staff Recommendations

1. That the Neighbourhood Celebration Grants be awarded for the recommended amount of \$78,983.70 as identified in Attachment 2 of the staff report titled, "2023 Neighbourhood Celebration Grants Allocation," dated March 24, 2023, from the Director, Arts, Culture and Heritage Services; and
2. That the grant funds be disbursed accordingly.

CM Fenwick

Marie Fenwick
Director, Arts, Culture and Heritage Services
(604-276-4288)

Att. 2

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Finance Department	<input checked="" type="checkbox"/>	
Community Social Development	<input checked="" type="checkbox"/>	
Parks Services	<input checked="" type="checkbox"/>	
Recreation & Sport Services	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO 

Staff Report

Origin

The Neighbourhood Celebration Grant Program was originally established in 2017 as part of the Richmond Canada 150 program to help small, Richmond-based non-profit organizations and neighbourhood groups plan and execute community-building events that connect residents with their local streets, parks and green spaces, and each other.

At the regular Council meeting on November 28, 2022, Council endorsed the 2023 Neighbourhood Celebration Grant Program as part of the 2023 City Event Program.

This report supports Council's Strategic Plan 2022-2026 Focus Area #1 Proactive in Stakeholder and Civic Engagement:

Proactive stakeholder and civic engagement to foster understanding and involvement and advance Richmond's interests.

1.4 Leverage a variety of approaches to make civic engagement and participation easy and accessible.

This report supports Council's Strategic Plan 2022-2026 Focus Area #6 A Vibrant, Resilient and Active Community:

Vibrant, resilient and active communities supported by a wide variety of opportunities to get involved, build relationships and access resources.

6.1 Advance a variety of program, services, and community amenities to support diverse needs and interests and activate the community.

6.3 Foster intercultural harmony, community belonging, and social connections.

This report supports the following Strategic Directions set out in the *Richmond Arts Strategy*:

Strategic Direction #2: Promote Inclusivity and Diversity in the Arts

2.1. *Celebrate Richmond's cultural diversity, history, growth and change as a community.*

2.1.5 *Connect with the diverse cultural communities of Richmond (including faith-based communities) to encourage sharing of art, food and music.*

This report supports the following Strategic Directions set out in the *Community Wellness Strategy*:

Focus Area #2: Enhance physical and social connectedness within and among neighbourhoods and communities.

This report supports the following Strategic Directions set out in the *Cultural Harmony Plan*:

Strategic Direction #1: Intercultural Connections

- 1.1 *Continue to recognize and celebrate Richmond's diverse cultures and unique heritage through intercultural celebrations and events.*
- 1.2 *Develop and implement a neighbourhood approach to facilitating positive intercultural exchange and understanding between Richmond's diverse cultural communities, such as community-based dialogues, storytelling, and sharing of art, food, and music.*
- 1.5 *Incorporate criteria into the City Grant program that supports programs and events that facilitate intercultural interaction and promote intercultural understanding.*

Strategic Direction #5: Programs and Services

- 5.4 *Strengthen relationships with various cultural and ethnic communities in order to integrate their arts, cultural and heritage practices into the City's programs and events.*

Analysis

Program Objectives and Eligibility Criteria

The Neighbourhood Celebration Grant Program fosters community belonging and social connections at the grassroots level by providing an opportunity for neighbourhood groups and community organizations to submit proposals for events and initiatives to connect residents of diverse backgrounds through shared experiences.

The Neighbourhood Celebration Grant Program supports a number of the guiding principles of the Council-endorsed City Events Strategy including: building local capacity by investing in community-driven events; providing opportunities for Richmond residents and community groups to collaborate, contribute and participate; and maximizing social benefits to the community by fostering volunteerism and increasing sense of community pride and belonging.

The objectives of the program are to:

- Provide an opportunity for groups of neighbours, school- and faith-based groups and community organizations to receive funding to support initiatives and activities that offer opportunities to connect residents of diverse backgrounds through shared experiences;

- Inspire community event planners to collaborate with community partners, local businesses and Richmond-based artists to animate local neighbourhoods, parks and open spaces and engage community members to make new neighbourhood connections;
- Encourage the development of grassroots events that support priority themes identified in the Cultural Harmony Plan, such as facilitating intercultural interaction and promoting intercultural understanding; and
- Promote environmentally sustainable event practices, ensuring events follow the principles set out in the Richmond Sustainable Event Toolkit.

Eligible applicants include:

- Richmond based neighbourhood groups (application must come from two individuals living in the same neighbourhood but from different households.);
- Not-for-profit community groups;
- Local artists who connect with a local neighbourhood group or community organization;
- Parent Advisory Committees;
- Community Associations; and
- Student Councils.

Individuals, political parties or events related to political activities or lobbying, events or projects that have funding from another City of Richmond grants program, and for-profit organizations and business are ineligible for funding.

Additionally, all applicants must agree to adhere to any relevant requirements through the Online Event Application process. Successful applications must demonstrate capacity and provide a realistic estimate of resources needed and total budget required in the proposal. The event must take place in Richmond between June 1 and December 31, 2023. (Attachment 1 – Neighbourhood Celebration Grant Program Guidelines)

Program Promotions and Applications Received

The launch of the Neighbourhood Celebration Grant Program was announced to the public on January 31, 2023 via the City website, various social media channels, through targeted communications to previous program applicants and in community facilities throughout Richmond.

In total, 76 applications were received by the February 26, 2023 deadline. Applicants included Parent Advisory Councils, student groups, neighbourhood and strata groups, and non-profit community groups and associations. A summary of all submissions can be found in Attachment 2.

Adjudication Process

Of the 76 applications, 67 are recommended for funding and nine were deemed ineligible for funding as they failed to meet the eligibility criteria and/or program mandate.

An adjudication panel made up of City staff reviewed the applications and evaluated each project based on the following five key areas: alignment with program community engagement objectives,

inclusiveness/intercultural connections, capacity, budget and sustainability. A score was then assigned to each project.

The 67 eligible projects requested a cumulative total of \$120,870 in total eligible funding requests.

For each application, the adjudicated score (expressed as a percentage) was multiplied by the project's eligible funding request. This resulted in a total of \$78,983.70 in recommended funding.

While this amount exceeds the \$75,000 in 2023 funding approved by Council, staff recommend that the additional \$3,983.70 be allocated from the funds remaining from the 2022 Neighbourhood Celebration Grants Program budget to allow for the recommended funding to be distributed.

As detailed in the table below, these funds are available as a result of funds returned by recipients who either chose not to proceed with their proposed events or who did not require their full grant allocation to successfully deliver their event

Event Name	Budget	Council Approval	Disbursement	Returned	Balance
2022 Neighbourhood Grants	\$75,000.00	\$74,947.96	\$72,766.08	\$2,059.53	\$4,293.45

Note: Council approval and disbursements differ as some recipients chose not to proceed with the event.

Next Steps

Pending Council approval of the 2023 Neighbourhood Celebration Grant Program allocation, all applicants will be notified of the status of their application. Staff will provide the necessary resources and guidance to all successful applicants, including referring them to the Richmond Event Approval Coordination Team (REACT) process, if necessary. Applicants whose submissions were deemed to be ineligible this year will be provided with recommendations to inform potential future applications, including connections with community organizations/associations which may offer future partnership opportunities either within or outside of this program.

Applicants who receive funding will be asked to submit a brief final report providing an overview of the event/initiative, including the number of attendees, how the funds were used, and a photograph.

Financial Impact

The 2023 Neighbourhood Celebration Grants Program budget of \$75,000 was approved as part of the City's 2023 Operating Budget. In addition, this program has an unutilized balance of \$4,293.45 from prior year funding. A total of \$78,983.70 in allocations is being recommended for the 2023 Neighbourhood Celebration Grant program, subject to City Council's approval.

Conclusion

The distribution of \$78,983.70 through the 2023 Neighbourhood Celebration Grant Program will support Richmond-based non-profits and neighbourhood groups to develop and deliver initiatives and events that connect residents with their local neighbourhoods, parks and green spaces, and each other after three challenging years of navigating the pandemic. These events and initiatives will provide lasting social benefits to the community by enhancing event planning and hosting capacity at the neighbourhood level, encouraging intercultural connections, and contributing to an increased sense of community connectedness and belonging.



Lisa Fedoruk
Program Manager, Events
(604-276-4320)

- Att. 1: Neighbourhood Celebration Grant Program Guidelines
2: Applicant Summary: 2023 Neighbourhood Celebration Grant Program

RICHMOND NEIGHBOURHOOD CELEBRATION GRANT PROGRAM

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Receive up to \$2,000 in funding
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CNCL - 93



APPLICATIONS MUST BE SUBMITTED BY FEBRUARY 26, 2023.

For more information,
RichmondHasHeart@richmond.ca
www.richmond.ca/celebrationgrant

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OBJECTIVES:

The Neighbourhood Celebration Grant Program is designed to provide funding support for groups of neighbours, not-for-profit organizations, school-based groups, and local artists to create events that connect residents of diverse backgrounds and build community in Richmond.

This year's program will:

- Support participatory activities reflective of the theme of connection.
- Encourage collaboration with residents, community organizations and Richmond-based artists to animate neighbourhoods, local business districts, parks and open spaces and encourage community members to make new neighbourhood connections.
- Support free events that facilitate intercultural interaction and promote intercultural understanding.

ELIGIBLE APPLICANTS:

- Richmond-based Neighbourhood Groups (**Two individuals** living in Richmond but residing in different households. Both applicants are responsible for managing the grant money).
- Not-for-profit community organizations
- Not-for-profit faith-based groups
- Local artists who connect with a local neighbourhood group or organization
- Parent Advisory Committees
- Community Associations
- Student Councils

INELIGIBLE APPLICANTS:

- Individuals applying without a co-applicant or individuals from the same household
- Political parties or events related to political activities or lobbying

- Events or projects that have funding from another City of Richmond grant program

- For-profit organizations or businesses

ELIGIBLE PROJECT EXPENSES:

- Supplies and materials
- The rental of event infrastructure (e.g. tents, bouncy castles, tables, chairs, etc.)
- Food
- Artist fees
- Sustainability initiatives
- Marketing materials
- Insurance

INELIGIBLE PROJECT EXPENSES:

- Expenses that have already been incurred at the time of the application
- The purchase of event infrastructure (e.g. tents, tables, chairs, etc.)
- The purchase of games/activities that will not be made accessible to the community post-event (e.g. board games, sports equipment, etc.)
- Building construction and repairs
- Proposals which primarily fund or award other groups or individuals
- Political activities
- Travel costs (e.g. bus passes, etc.)
- Ongoing operational expenses for organizations
- Capital projects
- Office administration
- Fundraisers
- Deficit reduction
- Activity outside of Richmond
- Bursaries or scholarships
- Giveaway prizes/"swag" items

ELIGIBILITY & ASSESSMENT CRITERIA:

- 2022 Neighbourhood Celebration Grant recipients who apply must submit their 2022 Final Report by **February 26, 2023 at 11:59PM PST** in order to be considered for funding this year.

- Event takes place in Richmond.

- Event takes place between

June 1 – December 31, 2023.

- Event demonstrates alignment with the program objectives.

- Event is inclusive, accessible, and demonstrates engagement of community members from diverse backgrounds.

- Event is offered free-of-charge to attendees.

- Event primarily benefits Richmond residents.

- Applicants must show evidence of capacity to host event.

- Project approach shows a realistic estimate of resources needed and total budget required.

- Project demonstrates commitment to incorporate sustainability initiatives.

- Applicants must commit to submitting an additional Online Event Application (if the Grant Administration Team requests that they do so) and complying with any relevant requirements through the Online Event Application process that may be in place at the time of event delivery. Further information regarding the Online Event Application can be found in the "Web Links" section below.

POST-EVENT DELIVERABLES:

- Two photos of the event
- Post-event summary report within four weeks of event completion (includes an expense report)
- Refund cheque to the City of Richmond (for successful 2023 grant applicants who do not spend all their grant funding)

APPLICATION DEADLINE:

- February 26, 2023 at 11:59PM PST

WEB LINKS:

- **Apply online at:** www.richmond.ca/celebrationgrant
- **2022 Neighbourhood Celebration Grant recipients – please submit your 2022 Final Report at:** www.richmond.ca/celebrationgrant
- **Information about the Online Event Application:** <https://www.richmond.ca/parksrec/services/eventapp.htm>



APPLICANT SUMMARY: 2023 NEIGHBOURHOOD CELEBRATION GRANT PROGRAM

All projects were evaluated by the adjudication team based on five key areas (alignment with objectives, encouragement of intercultural connections, capacity, budget and sustainability) and were assigned a percentage ranking. Staff then determined which items in the applicant's detailed budget were eligible costs (B) and this total was multiplied by their rounded score (A) to determine the recommended funding amount (C).

Some projects were deemed ineligible for funding due to not satisfying the grant program's criteria and guidelines (e.g. project fell outside of eligible time period, project does not align sufficiently with grant objectives, etc.)

Approved Applications

Applicant	Project Name	Organization	(A) Adjudicated Score	(B) Eligible Funding	(C) = (A) x (B) Recommended Funding
1	Tomsett Year End Pool Party	Tomsett Elementary PAC	63%	\$2,000.00	\$1,260.00
2	Sunset Fraser Basketball Festival	Kobe Memory Basketball Club	73%	\$2,000.00	\$1,460.00
3	Get to Know you Party - Springwood Crescent	Neighbourhood Group	59%	\$1,260.00	\$743.40
4	Steveston Block Party	Neighbourhood Group	71%	\$2,000.00	\$1,420.00
5	Seniors Summer BBQ	Richmond Kiwanis Senior Citizens Housing Society	64%	\$2,000.00	\$1,280.00
6	Stanford Block Watch Block Party	Neighbourhood Group	64%	\$2,000.00	\$1,280.00
7	Pumpkin Run	Dixon Elementary School PAC	64%	\$2,000.00	\$1,280.00
8	General Currie Block Party	General Currie Elementary PAC	75%	\$2,000.00	\$1,500.00
9	Harrison/Jensen Block Party	Neighbourhood Group	53%	\$2,000.00	\$1,060.00
10	Whiteside Grand Reopening & Meet the Teachers	Whiteside School PAC	69%	\$2,000.00	\$1,380.00
11	Summer Courtyard Party	Strata LMS1911	60%	\$2,000.00	\$1,200.00
12	Maple Village Block Party	Maple Village townhouse complex	63%	\$665.00	\$418.95
13	We are One	Multicultural Helping House Society	85%	\$2,000.00	\$1,700.00
14	Three Events: Migratory Birds Day, BC Rivers Day and Halloween Hoot	Richmond Nature Park Society	66%	\$2,000.00	\$1,320.00

Approved Applications					
Applicant	Project Name	Organization	(A) Adjudicated Score	(B) Eligible Funding	(C) = (A) x (B) Recommended Funding
15	Richmond Raiders Spring Wrap-up Event/Coaches Cup	Richmond Minor Football League (RMFL)	70%	\$2,000.00	\$1,400.00
16	Father's Day Block Party	Evangelical Formosan Church Of Greater Vancouver	79%	\$2,000.00	\$1,580.00
17	International Black students welcome to Canada gathering	Neighbourhood Group	39%	\$1,500.00	\$585.00
18	Honour and Celebrate our Volunteer Leaders	Richmond Poverty Reduction Coalition (RPRC)	69%	\$710.00	\$489.90
19	Let's Get Moving Together!	Richmond Family Place Society	78%	\$2,000.00	\$1,560.00
20	Music in the Park	Ferris Elementary PAC	66%	\$1,900.00	\$1,254.00
21	Madrona Mingles	Neighbourhood Group	62%	\$320.00	\$198.40
22	BCCSF Fun Day	British Columbia Chinese Soccer Federation	65%	\$2,000.00	\$1,300.00
23	Palmer Grad Parents Dinner / Info Night	Palmer Secondary School Parents Advisory Committee	60%	\$2,000.00	\$1,200.00
24	Steveston Dragon Boat Festival	Canadian International Dragon Boat Festival Society	56%	\$2,000.00	\$1,120.00
25	Neighbourhood Summer BBQ	Strata	58%	\$1,760.00	\$1,020.80
26	Allyship, Education and Fun with Cambie Community Centre	East Richmond Community Association	77%	\$1,495.00	\$1,151.15
27	JN BURNETT welcome back to school BBQ 2023	Burnett PAC	60%	\$2,000.00	\$1,200.00
28	Meet the Teachers BBQ Night	Spul'u'kwuks Elementary School's Parents Advisory Council	60%	\$2,000.00	\$1,200.00
29	Summer Neighbourhood Gathering	Richmond Allotment Gardens Association (RAGA)	76%	\$1,095.00	\$832.20
30	Terasa Green Summer Celebration	group of neighbours	50%	\$1,350.00	\$675.00

Approved Applications					
Applicant	Project Name	Organization	(A) Adjudicated Score	(B) Eligible Funding	(C) = (A) x (B) Recommended Funding
31	Recycle with fun	Neighbourhood Group	64%	\$1,400.00	\$896.00
32	Neighbourhood Block Party	South Arm Community Association	83%	\$2,000.00	\$1,660.00
33	Chabad in your Hood - Community Open House Picnic in the Park	Chabad Richmond	74%	\$2,000.00	\$1,480.00
34	Coming Together : Community Fair	More Than A Roof Housing Society	66%	\$2,000.00	\$1,320.00
35	Hamilton Night Out	Hamilton Community Association	79%	\$2,000.00	\$1,580.00
36	Summer Concert in the Park	International Elite Club Association of Canada	79%	\$2,000.00	\$1,580.00
37	Bike Parade for Steveston Spirits	Neighbourhood Group	60%	\$2,000.00	\$1,200.00
38	Walter Lee Welcome Back BBQ	Walter Lee Parents Advisory Council	83%	\$2,000.00	\$1,660.00
39	Thompson Community Picnic	Thompson Community Association	75%	\$1,650.00	\$1,237.50
40	Summer Celebration Series	West Richmond Community Association	77%	\$2,000.00	\$1,540.00
41	Railway Greenway Nectar Trail Planting	Urban Bounty	74%	\$2,000.00	\$1,480.00
42	Terra Nova Park Community Garden Clean-Up	Urban Bounty	53%	\$2,000.00	\$1,060.00
43	Craft & Farmer's Market	Sea Island Community Association	51%	\$2,000.00	\$1,020.00
44	Intercultural Celebrations	Minoru Seniors Society	63%	\$2,000.00	\$1,260.00
45	River's End Fisher Poets	Gulf of Georgia Cannery Society	80%	\$1,800.00	\$1,440.00
46	McKinney Crossing Summer Bash	Neighbourhood Group	65%	\$2,000.00	\$1,300.00
47	Flower Art in Garden	Group of artists	59%	\$2,000.00	\$1,180.00
48	Monday Music Magic	Group of musicians	59%	\$700.00	\$413.00
49	Songs for the Season	Parish of St. Alban's	59%	\$2,000.00	\$1,180.00

Approved Applications					
Applicant	Project Name	Organization	(A) Adjudicated Score	(B) Eligible Funding	(C) = (A) x (B) Recommended Funding
50	Vintage Fair at Town Square Park, Steveston	Steveston Historical Society	68%	\$2,000.00	\$1,360.00
51	All for Love Seniors Longevity Gala	Canada Chain Commerce and Culture Association	47%	\$2,000.00	\$940.00
52	Wowk Garden Gathering	Group of residents with local artist	61%	\$2,000.00	\$1,220.00
53	Community DIY Gathering: Clothing Re-construction Event	Neighbourhood Group	69%	\$2,000.00	\$1,380.00
54	RCFHA Block Party	Richmond Cosom Floor Hockey Association	58%	\$2,000.00	\$1,160.00
55	French Movie Night at the Theater	Canadian Parents for French Richmond Chapter	56%	\$1,765.00	\$988.40
56	Islamic Art Experience	Neighbourhood Group	71%	\$2,000.00	\$1,420.00
57	Gatherings Around the Cobb Oven	Sharing Farm Society	83%	\$2,000.00	\$1,660.00
58	Tap Youth: Community Night	Tap Youth	64%	\$1,300.00	\$832.00
59	Summer Fun in the Park	Steveston Community Society	76%	\$2,000.00	\$1,520.00
60	Blundell School Skate Night	Blundell Elementary School PAC	65%	\$2,000.00	\$1,300.00
61	Homma Spring Fair	Tomekichi Homma Parent Advisory Council	65%	\$2,000.00	\$1,300.00
62	Miyawaki Pocket Forest Anniversary	Garden City Conservation Society	52%	\$1,000.00	\$520.00
63	Labour Day Celebration	Dorval Block Watch	46%	\$2,000.00	\$920.00
64	Fortune Avenue Neighbourhood Block Party	Neighbourhood Group	59%	\$1,200.00	\$708.00
65	Sports Day - Community Carnival	Archibald Blair Elementary School	59%	\$2,000.00	\$1,180.00
66	James Gilmore Elementary School Picnic	James Gilmore Elementary School Parent Advisory	58%	\$2,000.00	\$1,160.00

Approved Applications					
Applicant	Project Name	Organization	(A) Adjudicated Score	(B) Eligible Funding	(C) = (A) x (B) Recommended Funding
67	Richmond Ravens Family Appreciation and Recruitment Event	Richmond Ravens Female Hockey Association	43%	\$2,000.00	\$860.00
Total				\$120,870.00	\$78,983.70

Not Recommended For Funding			
Applicant	Project Name	Organization	Rationale
68	Family Farm Day	London Heritage Farm Society	Event already received funding from another City of Richmond grant.
69	Sea Island invitational Reunion	Sea Island Heritage Society	Event falls outside of eligible time period.
70	Canada Day Community Celebrations and Get-Together	Neighbourhood Group	Proposal does not align sufficiently with grant objectives.
71	Community Celebrations	Richmond Youth Education Center	Ineligible as application references a registration fee.
72	Steveston Colouring Book	Steveston Historical Society	Proposal does not align sufficiently with grant objectives.
73	Peace Kid	Unclear	Application incomplete.
74	Tabletop Board Game Night & Super Hero Movie Night	Neighbourhood Group	Event falls outside of eligible time period.
75	Kindness Art Project on Father's Day.	Applying as a local artist	Ineligible application – individual applicant only.
76	Cleaning, preparing, and painting a base coat on the retaining wall to facilitate a indigenous mural	Neighbourhood Group	Proposal does not align sufficiently with grant objectives.



City of Richmond

Report to Committee

To: Parks, Recreation and Cultural Services Committee
From: Todd Gross
Director, Parks Services
Date: March 31, 2023
File: 06-2345-20-LSCP1/Vol 01
Re: Lansdowne Major Park and Open Space Guiding Principles and Next Steps

Staff Recommendation

1. That the Lansdowne Major Park and Open Space Guiding Principles as outlined in the staff report titled "Lansdowne Major Park and Open Space Guiding Principles and Next Steps," dated March 31, 2023, from the Director, Parks Services, be endorsed; and
2. That the Lansdowne Major Park and Open Space Master Plan Process proceed to Phase 2 – development of master plan concept options as outlined in the staff report titled "Lansdowne Major Park and Open Space Guiding Principles and Next Steps," dated March 31, 2023, from the Director, Parks Services.

Todd Gross
Director, Parks Services
(604-247-4942)

Att. 5

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Policy Planning	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS:	APPROVED BY CAO

Staff Report

Origin

Official Community Plan (OCP) Amendment Bylaw 10154 related to the Lansdowne Shopping Centre Final Master Land Use Plan, received third reading. The amount and location of park space for the site as illustrated in the Master Land Use Plan, has received support by Council through this process. As outlined in the staff report titled “Proposed Official Community Plan/City Centre Areas Plan (CCAP) Amendment, Lansdowne Shopping Centre Final Master Land Use Plan”, dated January 20, 2021, from the Director, Development, *prior to the first rezoning application in Phase 1 being considered by Council, Parks Services staff will prepare a Major Park Master Plan for Council’s consideration.*

Parks Services staff are in Phase 1 of a three phase Lansdowne Major Park and Open Space Master Plan Process. Phase 1 is focused on development of guiding principles, which will inform the development of master plan concept options in Phase 2.

The purpose of this report is to present the Lansdowne Major Park and Open Space Guiding Principles and outline the next steps in the Lansdowne Major Park and Open Space Master Plan Process for Council consideration. This report supports Council’s Strategic Plan 2022-2026 Strategy #1 Proactive in Stakeholder and Civic Engagement:

Proactive stakeholder and civic engagement to foster understanding and involvement and advance Richmond’s interests.

1.3 Increase the reach of communication and engagement efforts to connect with Richmond’s diverse community.

This report supports Council’s Strategic Plan 2022-2026 Strategy #2 Strategic and Sustainable Community Growth:

Strategic and sustainable growth that supports long-term community needs and a well-planned and prosperous city.

2.3 Ensure that both built and natural infrastructure supports sustainable development throughout the city.

This report supports Council’s Strategic Plan 2022-2026 Strategy #5 A Leader in Environmental Sustainability:

Leadership in environmental sustainability through innovative, sustainable and proactive solutions that mitigate climate change and other environmental impacts.

5.1 Continue to demonstrate leadership in proactive climate action and environmental sustainability.

5.2 Support the preservation and enhancement of Richmond’s natural environment.

This report supports Council's Strategic Plan 2022-2026 Strategy #6 A Vibrant, Resilient and Active Community:

Vibrant, resilient and active communities supported by a wide variety of opportunities to get involved, build relationships and access resources.

6.1 Advance a variety of program, services, and community amenities to support diverse needs and interests and activate the community.

6.2 Enhance the City's network of parks, trails and open spaces.

6.3 Foster intercultural harmony, community belonging, and social connections.

Analysis

Background

The Lansdowne Shopping Centre Land Use Plan (Land Use Plan), which is the primary subject of Official Community Plan Amendment Bylaw 10154 (the Amendment) includes four hectares (10 acres) of Major Park and Open Space Area (Park and Open Space). The Park and Open Space will be located across the future redeveloped Lansdowne Shopping Centre site (the Site), however, the majority of it will be located within 400 metres (a five minute walking distance) of the Lansdowne Canada Line Station and in close proximity to new residential, commercial and office space.

The Park and Open Space will contribute towards an enhanced pedestrian realm and increased connections while also offering a broad range of amenities and programming. Based on the widespread sizes, locations, and adjacent uses of the Park and Open Space, each component will have a distinct character, function, and features.

In terms of service levels, the Park and Open Space will function on multiple scales. They will serve as neighbourhood parks for those living within a five minute walking distance of it, while also serving as community-wide and regional destinations. The city centre park distribution standard outlines a provision of a park within 400 metres of all residential areas so that residents can reach a park within walking distance of their home. See Attachment 1 for a Map of Parks within a Five to 15 Minute Walking Distance of the Site. Given the central and highly accessible location of the Park and Open Space within the City Centre area, they will also become popular, premier destinations.

The Park and Open Space will be comprised of the elements described in the following sections of this report. The Park Elements encompass the primary park spaces on the Site and the Open Space Elements are comprised of enhanced, broadened pedestrian-oriented linkages located throughout it. See Attachment 2 for a Map of the Park and Open Space Elements.

The following elements and descriptions match those outlined in the Lansdowne Shopping Centre Master Land Use Plan and Amendment:

Park Elements

1. Civic Plaza: will be located at the southwest corner of the Site at the Lansdowne Road and No. 3 Road intersection, adjacent to the Lansdowne Canada Line Station. This space will facilitate gathering, cultural activities, significant public art and pedestrian circulation;
2. Centre Park: will be located along the central, southern edge of the Site. This space will incorporate facilities that will accommodate active and passive neighbourhood uses, as well as festivals and major events. Centre Park will be the largest and primary green park space included in the Site;
3. Neighbourhood Plaza: will be located at the southeast corner of the Site abutting Lansdowne and Kwantlen Roads. This space will accommodate informal gathering and smaller community events;
4. Lansdowne Linear Park: will be located along the entire length of the Site's Lansdowne Road frontage. This linear park will be a signature central section of the City's east/west civic spine and will function as a major pedestrian and cycling connection as well as an art walk that includes mixed resilient planting. This linear park will be a component of a larger linear park network that will connect the Richmond Olympic Oval and waterfront with the Garden City Lands, which is being incrementally introduced, as properties along Lansdowne Road are being redeveloped; and
5. Park Frontage Enhancement Area: will be located along the edges of the Major Park elements. This area will facilitate a transition between public and private spaces, including balancing a lively public realm with residential expectations related to quiet enjoyment of personal space.

Open Space Elements

1. No. 3 Road Wedge Plaza: will be located along the Lansdowne Shopping Centre site's No. 3 Road frontage and will extend toward the Civic Plaza. This plaza will be designed to encourage public gathering and contribute to the CCAP's designation of the area under and abutting the Canada Line between Aberdeen Centre and Lansdowne Village Centre as a "flexible street festival zone" and No. 3 Road as a "Great Street";
2. Plaza to Park Connector: will be a green link that connects the Civic Plaza and Centre Park. This connector will improve circulation during major events hosted at Centre Park. It will be designated as a secondary retail street, closed to motorized traffic and characterized by small-grain storefronts. It will include design features that prioritize the movement, enjoyment and safety of pedestrians;

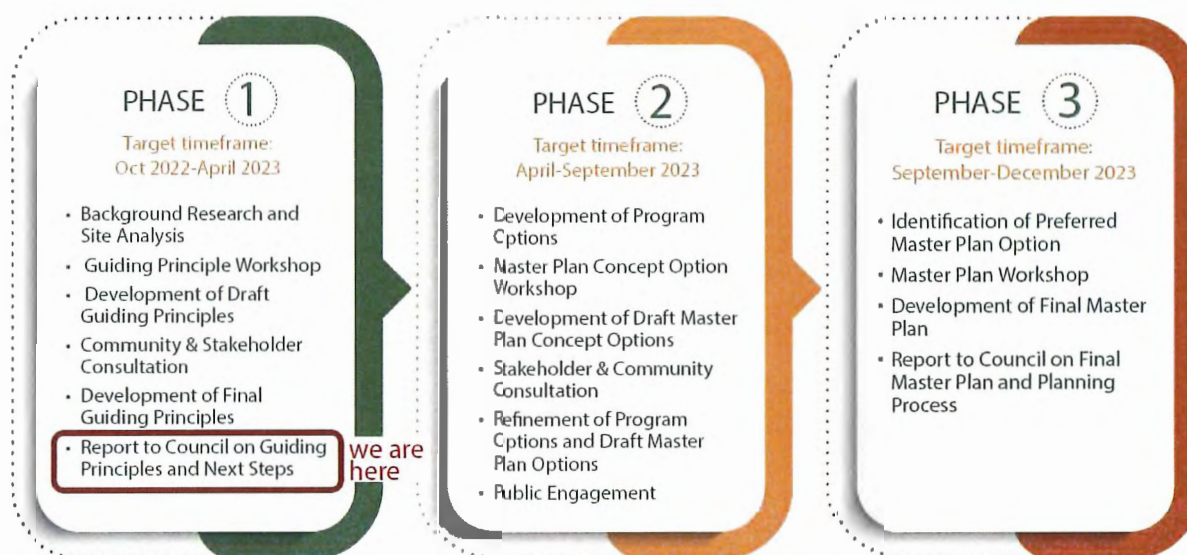
3. North/South Green Link: will be a broad north/south public connection between Alderbridge Way and Centre Park. This link will be characterized by its park-like character, inclusion of large trees and spaces for small groups to gather. It will also be designed to accommodate a neighbourhood mobility hub, which will include neighbourhood mobility options such as cycling amenities (racks, repair, cycle share), ride hailing pick-up and drop-off, seating, weather protection, lighting and wayfinding; and
4. Minor Green Links: will be concentrated east of an extension of Cooney Road through the Site. These proposed Minor Green Links will increase connectivity through the site and be designed to encourage pedestrian circulation.

Please note that the Park and Open Space will be further defined with community and stakeholder consultation in future phases of the planning process. See the following *Park and Open Space Master Plan Process* section for an overview of the planning process.

Park and Open Space Master Plan Process

As previously mentioned and outlined in the *Overview of the Park and Open Space Planning Process* diagram below, the Park and Open Space Master Plan Process is comprised of three phases. Phase 1 is focused on background research, site analysis and development of guiding principles. Phase 2 is focused on development of master plan concept options for community and stakeholder input. Phase 3 is focused on identification of a preferred master plan concept option and development of the final Lansdowne Major Park and Open Space Master Plan for Council consideration.

Overview of the Park and Open Space Planning Process



We are currently near the end of Phase 1 of the planning process, which will culminate in endorsement of the Park and Open Space guiding principles. The guiding principles, which are included on the following pages as well as Attachment 4, were developed based on:

- The OCP/CCAP Amendment and Master Land Use Plan, including the Special Precinct guidelines;
- The Site context as set out by the CCAP;
- Related City strategies and plans, including, but not limited to, the Park and Open Space Strategy 2022, Ecological Network Management Strategy, Integrated Rainwater Management Strategy, Enhanced Accessibility Guidelines, Recreation and Sport Strategy, Community Wellness Strategy, Community Energy and Emissions Plan, and the City Centre Public Art Plan;
- Background research including, but not limited to, the natural and cultural history of the Site, precedent studies, stormwater best management practice studies, event production and infrastructure studies, and transportation studies;
- Site analysis; and
- Feedback from community groups and key stakeholders.

Community Engagement

Between December of 2022 and February of 2023, the community groups listed below were provided with a presentation of the Park and Open Space Master Plan Process and draft guiding principles at their regularly scheduled meetings.

- Richmond Community Services Advisory Committee (December 12, 2022);
- Seniors Advisory Committee (January 11, 2023);
- Advisory Committee on the Environment (January 11, 2023);
- Richmond Intercultural Advisory Committee (January 18, 2023);
- Active Transportation Committee (January 18, 2023); and
- Richmond City Centre Community Centre Association (February 28, 2023).

Staff followed up via email, after the presentations, to invite feedback on the draft guiding principles and input on preliminary program ideas for the Park and Open Space. Input by way of a survey and/or general comments through email were welcomed. The draft guiding principles were well received with the vast majority of participants generally or strongly supporting them. See Attachment 3 for a detailed Summary of the Community Engagement Results.

Several participants suggested incorporation of the concepts of safety, play, physical activity and ecological regeneration into the guiding principles. As a key stakeholder, VanProp was also provided with a presentation of the process and draft guiding principles. Echoing input from the community groups, VanProp suggested inclusion of safety and ecological regeneration. The final

Park and Open Space guiding principles, included in the following section of this report, have incorporated the community and stakeholder input.

Several Park and Open Space programming ideas that ranged from public washrooms to community gardens were also received during the community engagement process. These programming ideas will be further explored in Phase 2 of the master planning process.

Park and Open Space Guiding Principles

The guiding principles will inform the development of Park and Open Space Master Plan concept options for stakeholder and public input in Phase 2 of the process, helping to ensure that the concept options incorporate the values and goals contained within them. The guiding principles will also serve as touchstones when key decisions need to be made about the future development of the Park and Open Space.

The Lansdowne Park and Open Space will be a place to...

CONNECT

Inclusive for All

Where people of all ages, genders, abilities and backgrounds are welcome to connect with each other and their community.

Varied Spaces

Where people have daily opportunities to access a variety of urban public spaces that include a diverse set of features, facilities and functional connections.

Connected to the City Centre

That is well connected and responsive to its surrounding context and the city centre park system.

The Lansdowne Park and Open Space will be a place to...

THRIVE

Health and Wellness

Where everyone, no matter their age, ability, or background, has opportunities to thrive through inclusive, year-round amenities that offer health and wellness, play and physical activity.

Ecological Resilience

Where innovative approaches to environmental sustainability result in resilient and thriving urban ecosystems.

Sense of Safety

That is welcoming to all and offers a sense of safety and comfort through considerate design of the built environment.

The Lansdowne Park and Open Space will be a place to...
CELEBRATE
Highlighting Local Arts, Culture and Heritage

Where Richmond's multi-cultural arts and heritage are showcased and celebrated.

Active and Eventful

Where the Richmond community is invited to come together and celebrate through a wide range of exceptional community and signature events and programming.

A Gateway to Richmond City Centre

That is a regional destination and a gateway to Richmond's city centre, created through memorable place-making, iconic design and dynamic events.

The Lansdowne Park and Open Space will be a place to...
IMAGINE AND BUILD THE FUTURE
Future Ready

With the flexibility and capacity to respond to the future needs of the surrounding community as it grows and diversifies.

Regenerative

Where a well-integrated and resilient ecological network contributes to social and environmental regeneration.

Prepared to Innovate

That can be adapted to accommodate and embrace future emergent best management practices, innovations, technologies and trends.

Next Steps

Should Council endorse the guiding principles, the planning process will proceed to Phase 2 with the development of Park and Open Space program and master plan options for public and stakeholder input. Public and stakeholder engagement will include a series of workshops with staff and community groups, in-person public pop-up events and a survey via LetsTalkRichmond. The results of the Phase 2 public and stakeholder engagement will be applied to Phase 3, which will culminate in a Park and Open Space Master Plan for Council consideration.

Implementation

As illustrated in Attachment 5, implementation of the Park and Open Space will be secured through phased rezoning of the Site. The phasing was mapped out through the Land Use Plan and Amendment process and is based on a balance between extending full to partial mall operations, maintaining adequate parking supply and providing sufficient Park and Open Space

to meet the needs of the new and expanding community. The owner/developer will be responsible for providing each of the completed Park and Open Space elements in the associated phase of rezoning prior to occupancy being granted for the buildings within that phase.

To bridge the open space and recreational needs of new residents until all of the final Park and Open Space is delivered, interim conditions will be provided for the Civic Plaza, Centre Park and portions of the Lansdowne Linear Park. The design of these interim spaces will be included in the Park and Open Space Master Plan for Council consideration.

Financial Impact

None.

Conclusion

The Lansdowne Park and Open Space guiding principles will serve as touchstones when key decisions need to be made about the future design and implementation of these pivotal public spaces. Upon Council endorsement, the guiding principles will inform the development of master plan concept options, and the park planning process will advance to Phase 2.



Miriam Plishka
Park Planner
(604-204-8917)

- Att. 1: Map of Parks within a Five to 15 Minute Walking Distance of the Site
2: Map of the Park and Open Space Elements
3: Summary of the Community Engagement Results
4: Park and Open Space Guiding Principles
5: Lansdowne Phased Rezoning and Implementation Strategy

Map of Parks within a Five to 15 Minute Walking Distance of the Site



The Lansdowne parks and open space will be located within a:

5-10 minute walking distance (400-800 meter radius) of:

- Minoru Park (lakes)
- Middle Arm Waterfront Greenway
- Lang Park
- Pythagorus Academy School Grounds (privately owned but publicly accessible)

10-15 minute walking distance (800-1200 meter radius) of:

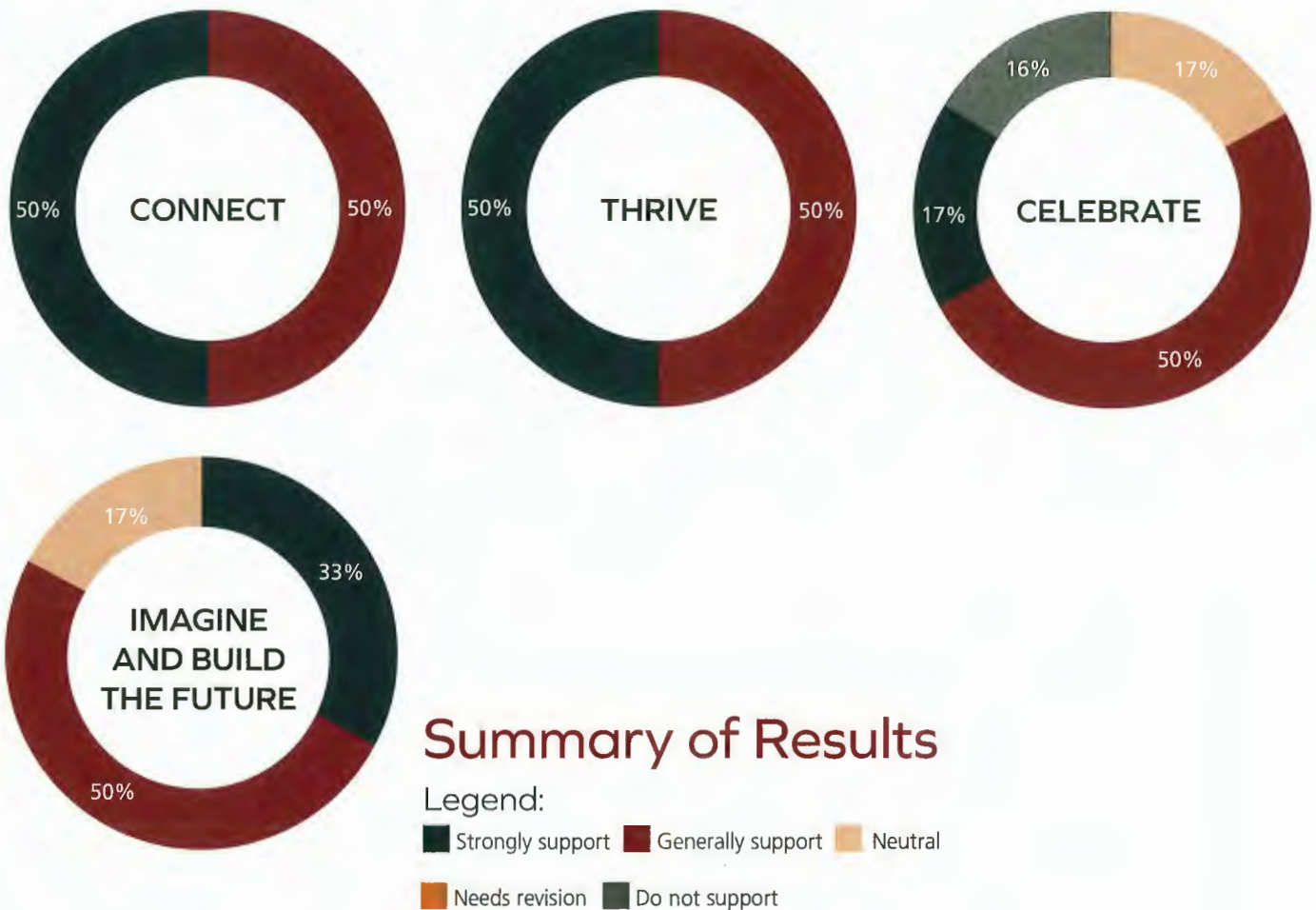
- Minoru Park
- Olympic Riverside Plaza
- Aberdeen Neighbourhood Park
- Alexandra Neighbourhood Park
- Tomsett Neighbourhood School Park
- Garden City Community Park
- Future destination sport-oriented park
- Future Polygon Talisman park

Legend

- Future Major Park
- Future Neighbourhood Park (post 2031)

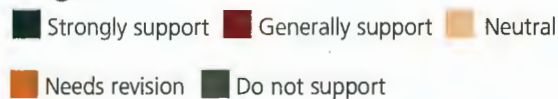
Summary of the Community Engagement Results

Feedback on Draft Guiding Principles



Summary of Results

Legend:



Key Input

- Incorporation of safety
- Incorporation of play and physical activity
- Incorporation of regeneration in relation to ecological restoration

Park and Open Space Program Ideas

Suggested by the
highest number of
people

Public washrooms

Covered outdoor space

Picnic areas

Seating for seniors and those with mobility challenges

Exercise equipment

Public art

Eco/Climate Action interpretation

Water features

Destination playground

Places to do tai chi

Suggested by the
least number of
people

Covered bike parking

Use of recycled and sustainable materials

Varied topography

Employment of lawn alternatives

Support for wildlife (birds and pollinators)

Eco tourism

Food service

Abundant tree and/or understory planting

Community gathering space

Outdoor theatre/arts/performance space

Dog Off-leash area(s)

Community gardens

Park and Open Space Guiding Principles

The Lansdowne parks and open space will be a place to...



CONNECT

- Inclusive for all: A place where people of all ages, genders, abilities, and backgrounds are welcome to connect with each other and their community.
- Varied spaces: A place where people have daily opportunities to access a variety of urban public spaces that include a diverse set of features, facilities, and functional connections.
- Connected to the City Centre: A place that is well connected and responsive to its surrounding context and the city centre parks system.



THRIVE

- Health and wellness: A place where everyone, no matter their age, ability, or background, has opportunities to thrive through inclusive, year-round amenities that offer health and wellness, play and physical activity.
- Ecological resilience: A place where innovative approaches to environmental sustainability result in resilient and thriving urban ecosystems.
- Sense of safety: A place that is welcoming to all and offers a sense of safety and comfort through considerate design of the built environment.



CELEBRATE

- Highlighting local arts, culture, and heritage: A place where Richmond's multi-cultural arts and heritage are showcased and celebrated.
- Active and eventful: A place where the Richmond community is invited to come together and celebrate through a wide range of exceptional community and signature events and programming.
- A gateway to Richmond City Centre: A place that is a regional destination and a gateway to Richmond's city centre, created through memorable place-making, iconic design and dynamic events.

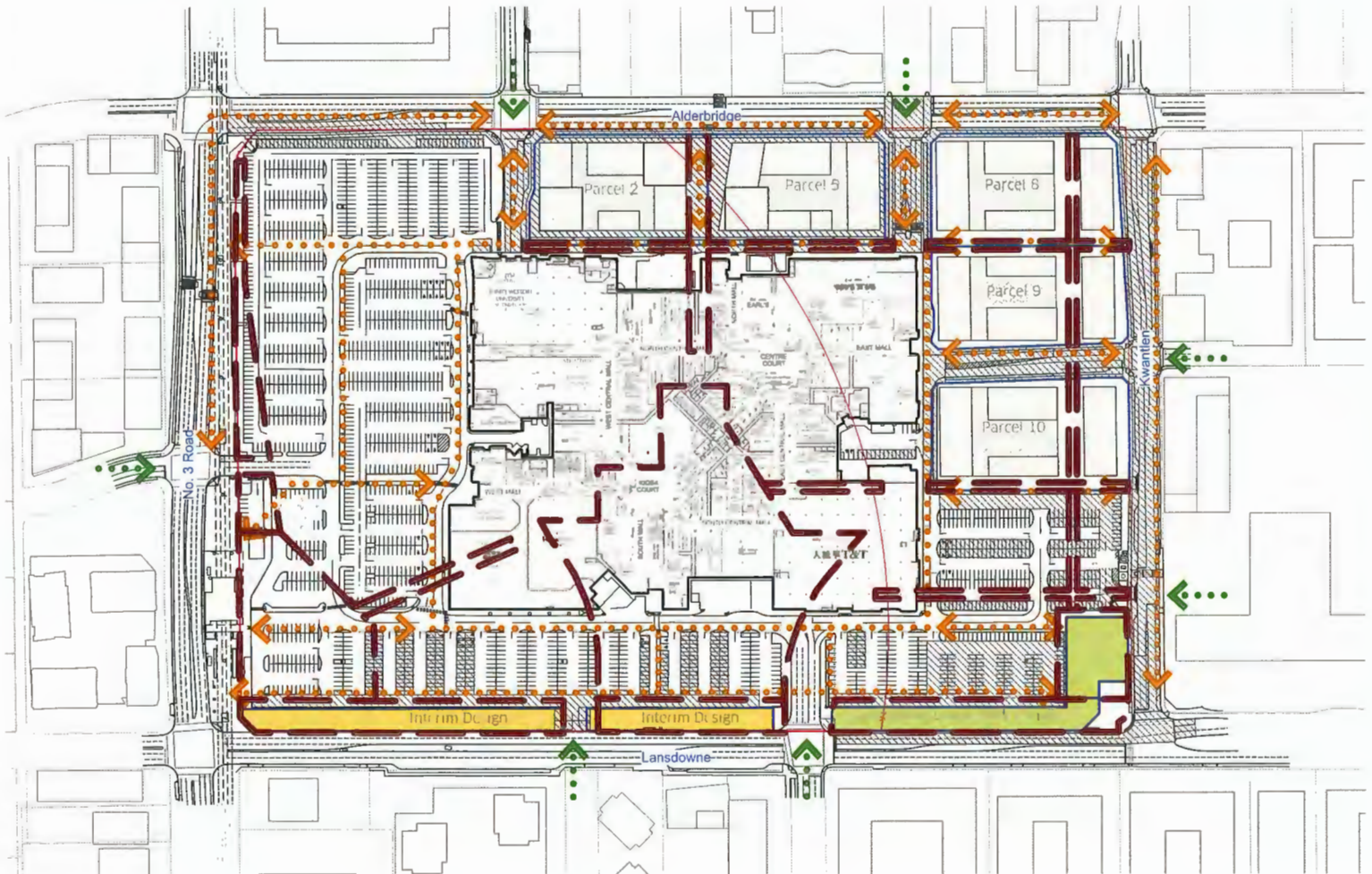


IMAGINE AND BUILD THE FUTURE

- Future ready: A place with the flexibility and capacity to respond to the future needs of the surrounding community as it grows and diversifies.
- Regenerative: A place where a well-integrated and resilient ecological network contributes to social and environmental regeneration.
- Prepared to innovate: A place that can be adapted to accommodate and embrace future emergent best management practices, innovations, technologies, and trends.

Lansdowne Phased Rezoning and Implementation Strategy

PHASE 1



Phase 1 can be accommodated with the existing mall, being mostly confined to the current parking lots. This phase would see the creation of Parcels 2, 5, 8, 9, and 10, along with the Neighbourhood Plaza and Eastern section of the Lansdowne Linear Park. Interim connector parks would be provided for the Western and Central portions of the Linear Park. Challenges associated with Phase 1 are mostly regarding grade changes from the new parcels to the existing mall. Entry roadway grades will not, however, exceed 5% slopes, and will start to address the grade differential between the ultimate site and the surrounding roadways. The interim mobility hub would be started in this phase, with initial program elements located adjacent to the Canada Line station. Ultimate road standards (excl. sidewalks and boulevards) on Alderbridge and Kwantlen would also be completed, as well as an additional driveway access on Lansdowne Road.

PEDESTRIAN/CYCLIST CONNECTIONS



MAJOR VEHICULAR ACCESS POINTS



OUTLINE OF ULTIMATE PARK AND OPEN SPACE AREAS



PARKING CALCULATIONS

Number of Stalls Lost: 1,351

Number of Stalls Provided / Required: 1,949 / 1,904

PARK PHASING LEGEND

■ Permanent Major Park [Fee Simple]

■ Permanent Park Frontage Enhancement Area (PFEA) [ROW]

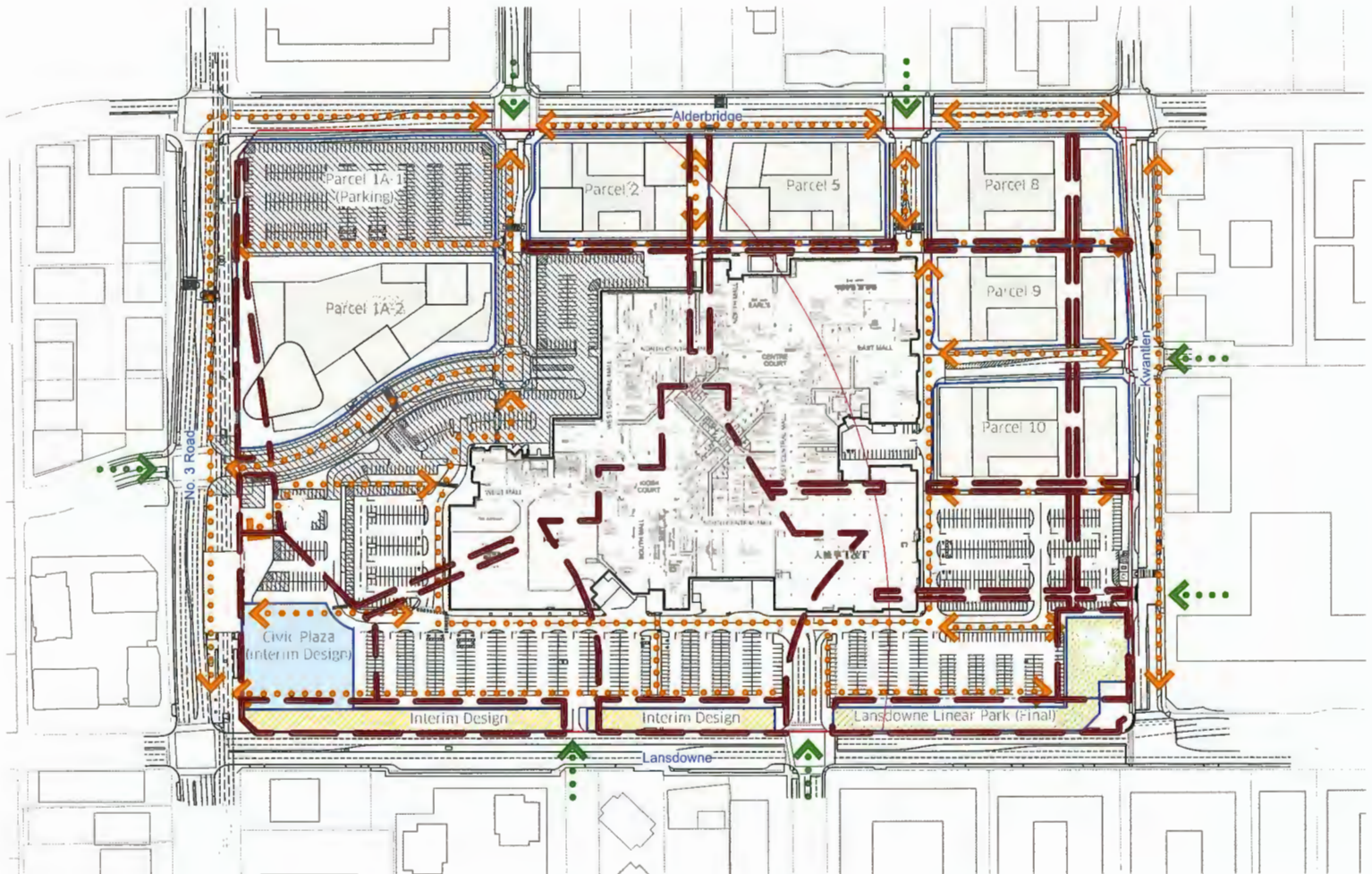
■ Interim Major Park [Fee Simple]

■ Interim Major Park/PFEA [ROW]

SUB-PHASING

The tentative order for Phase 1 would be to jointly target Parcel 8 and the parks spaces - the Neighbourhood Plaza, City Owned SE Corner, Eastern Linear Park, and Western/Central Interim Linear parks. The parcel order conjointly/after that would be Parcels 9, 5, 10, and 2.

PHASE 2



Phase 2 includes the addition of the Southern half of Parcel 1 (site area 14,275m²), and the removal of the North-West corner of the mall; 'Zone 1' as identified in the *Lansdowne Centre Phase Demo Report* by Iredale Architecture. This Phase would also see the completion of portions of Hazelbridge and the East-West Road. Construction in the North West will be broken down into only completing Parcel 1A-2 as the initial mixed-use phase. An interim Civic Plaza park and completion of the interim Mobility Hub would also be provided at this time, along with No. 3 Road bike lane upgrades.

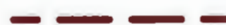
PEDESTRIAN/CYCLIST CONNECTIONS



MAJOR VEHICULAR ACCESS POINTS



OUTLINE OF ULTIMATE PARK AND
OPEN SPACE AREAS



PARKING CALCULATIONS

Number of Stalls Lost: 332

Number of Stalls Provided / Required: 1,617 / 1,616

PARK PHASING LEGEND

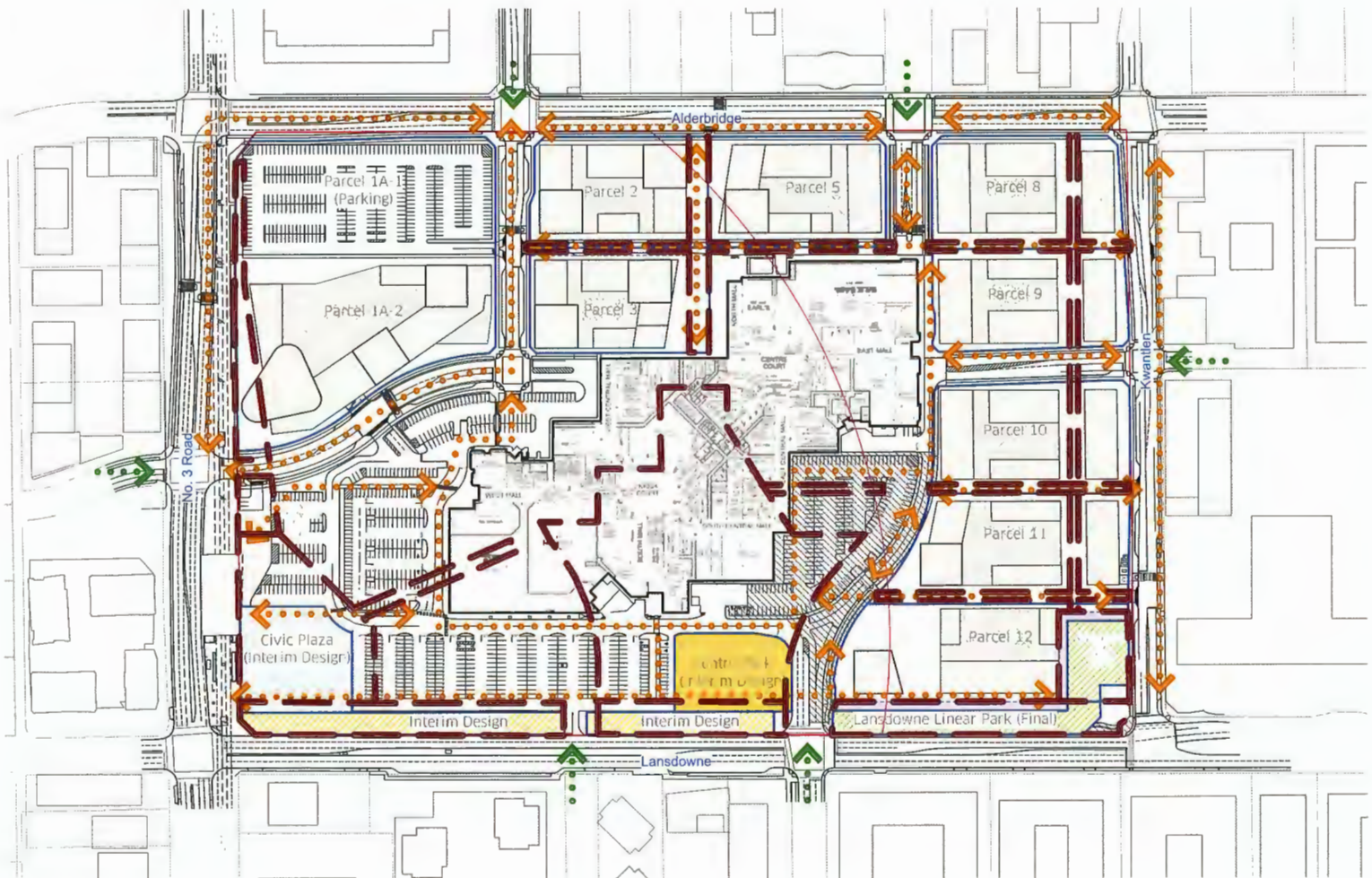
Permanent Major Park [Fee Simple]

Permanent Park Frontage Enhancement Area (PFEA) [ROW]

Interim Major Park [Fee Simple]

Interim Major Park/PFEA [ROW]

PHASE 3



Phase 3 would add Parcels 3, 11, 12. To accommodate the construction of Parcel 3, 'Zone 2' of the mall would need to be removed in the North-West. The mall entrance roughly aligned with the Southern half of Cooney Road could be reworked, with the removal of 'Zone 5' in the South-East of the mall. Further extensions of cycle/pedestrian connections to the mall and development would be provided at this time, with connections highlighted along Cooney between Alderbridge and Lansdowne. An interim road standard for the Southern leg of Cooney Road would be instated, including a sidewalk connection. An interim Centre Park is also included.

PEDESTRIAN/CYCLIST CONNECTIONS

MAJOR VEHICULAR ACCESS POINTS

OUTLINE OF ULTIMATE PARK AND OPEN SPACE AREAS



PARKING CALCULATIONS

Number of Stalls Lost: 372

Number of Stalls Provided / Required: 1,139 / 844

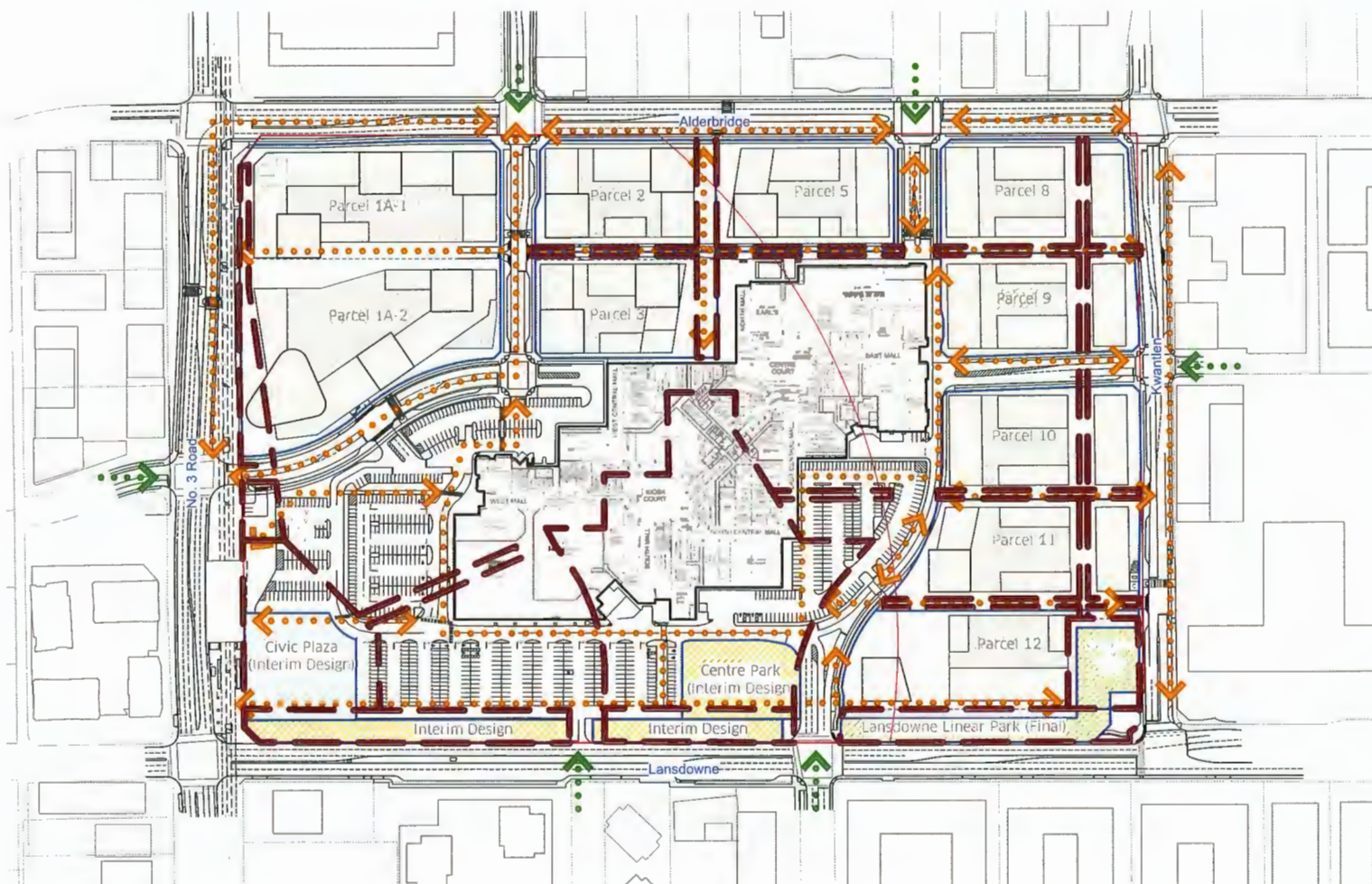
PARK PHASING LEGEND

- Permanent Major Park [Fee Simple]
- Permanent Park Frontage Enhancement Area (PFEA) [ROW]
- Interim Major Park [Fee Simple]
- Interim Major Park/PFEA [ROW]

SUB-PHASING

The tentative order for Phase 3 would be to jointly target Parcel 3 and the interim Centre Park. The parcel order conjointly/after that would be Parcels 11 then 12. With Parcel 12 would come the Eastern Linear Park & Neighbourhood Plaza park frontage enhancement areas.

PHASE 4



Phase 4 is largely a continuation of Phase 2, with the completion of Parcel 1A-1. The challenges associated with this phase would be concerned with parkades under Parcels 1A-1 & 1A-2.

PEDESTRIAN/CYCLIST CONNECTIONS



MAJOR VEHICULAR ACCESS POINTS



OUTLINE OF ULTIMATE PARK AND OPEN SPACE AREAS



PARKING CALCULATIONS

Number of Stalls Lost: 340

Number of Stalls Provided / Required: 799 / 844*

*NOTE: To address the deficit, the proponent will provide 45 additional stalls to make up the difference.

PARK PHASING LEGEND

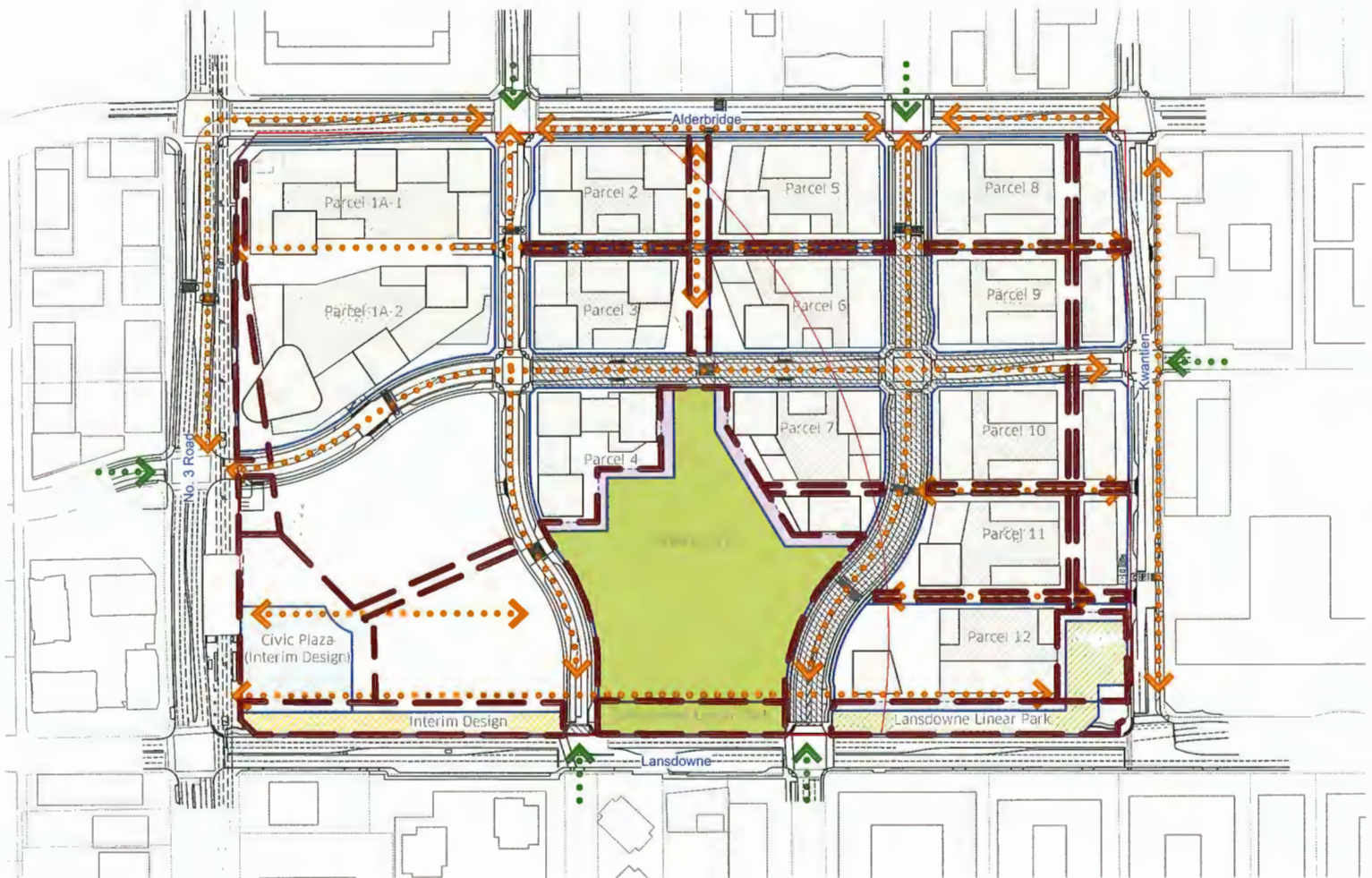
Permanent Major Park [Fee Simple]

Permanent Park Frontage Enhancement Area (PFEA) [ROW]

Interim Major Park [Fee Simple]

Interim Major Park/PFEA [ROW]

PHASE 5



Phase 5 would be when the existing Lansdowne Mall was completely decommissioned, coming down to facilitate the construction of Parcels 4, 6, 7, the Centre Park, the Neighbourhood Mobility Hub, and the central portion of the Linear Park. Hazelbridge and Cooney would also be completed at this time, finalizing the provision of the ultimate civil road network.

PEDESTRIAN/CYCLIST CONNECTIONS



MAJOR VEHICULAR ACCESS POINTS



SUB OUTLINE OF ULTIMATE PARK AND OPEN SPACE AREAS

The tentative order for Phase 5 would be to jointly target Parcel 6 and the parks spaces - the Centre Park, Central Linear Park, and Centre Park's Park Frontage Enhancement Areas. The parcel order conjointly/after that would be Parcels 4 then 7.

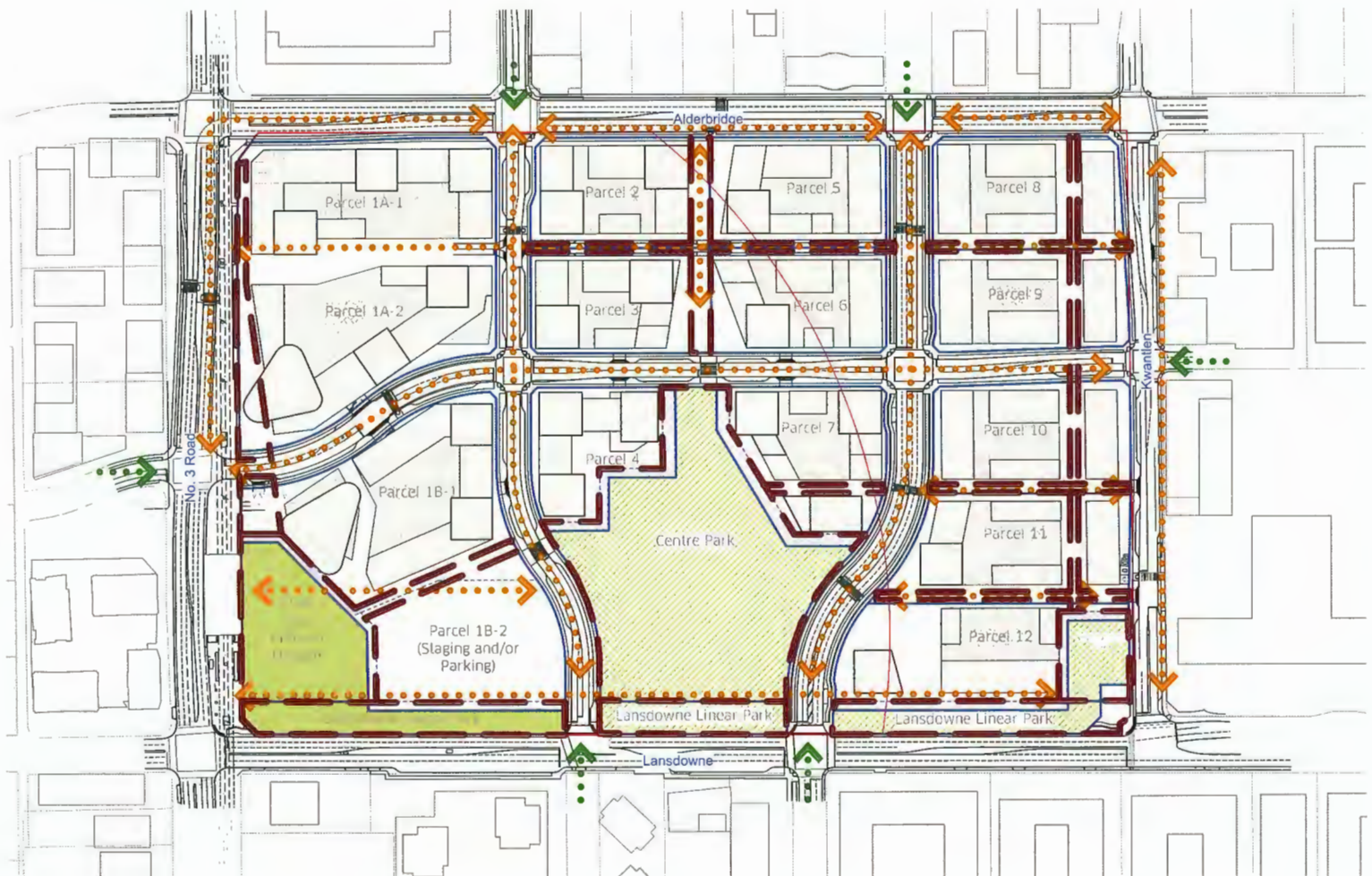
PARKING CALCULATIONS

With decommissioning of the mall, surface parking is no longer required.

PARK PHASING LEGEND

- Permanent Major Park [Fee Simple]
- Permanent Park Frontage Enhancement Area (PFEA) [ROW]
- Interim Major Park [Fee Simple]
- Interim Major Park/PFEA [ROW]

PHASE 6



Phase 6 would entail the completion of Parcel 1B-1. The expanded Civic Plaza area would continue to feature an interim design at this time, and the ultimate City Mobility Hub would be completed. The Western portion of the Linear Park would be dedicated at this time, and completed to its final design in this phase or during Phase 7 (at the discretion of the City). Parcel 1B-1's PFEA to be secured as a ROW.

PEDESTRIAN/CYCLIST CONNECTIONS

MAJOR VEHICULAR ACCESS POINTS

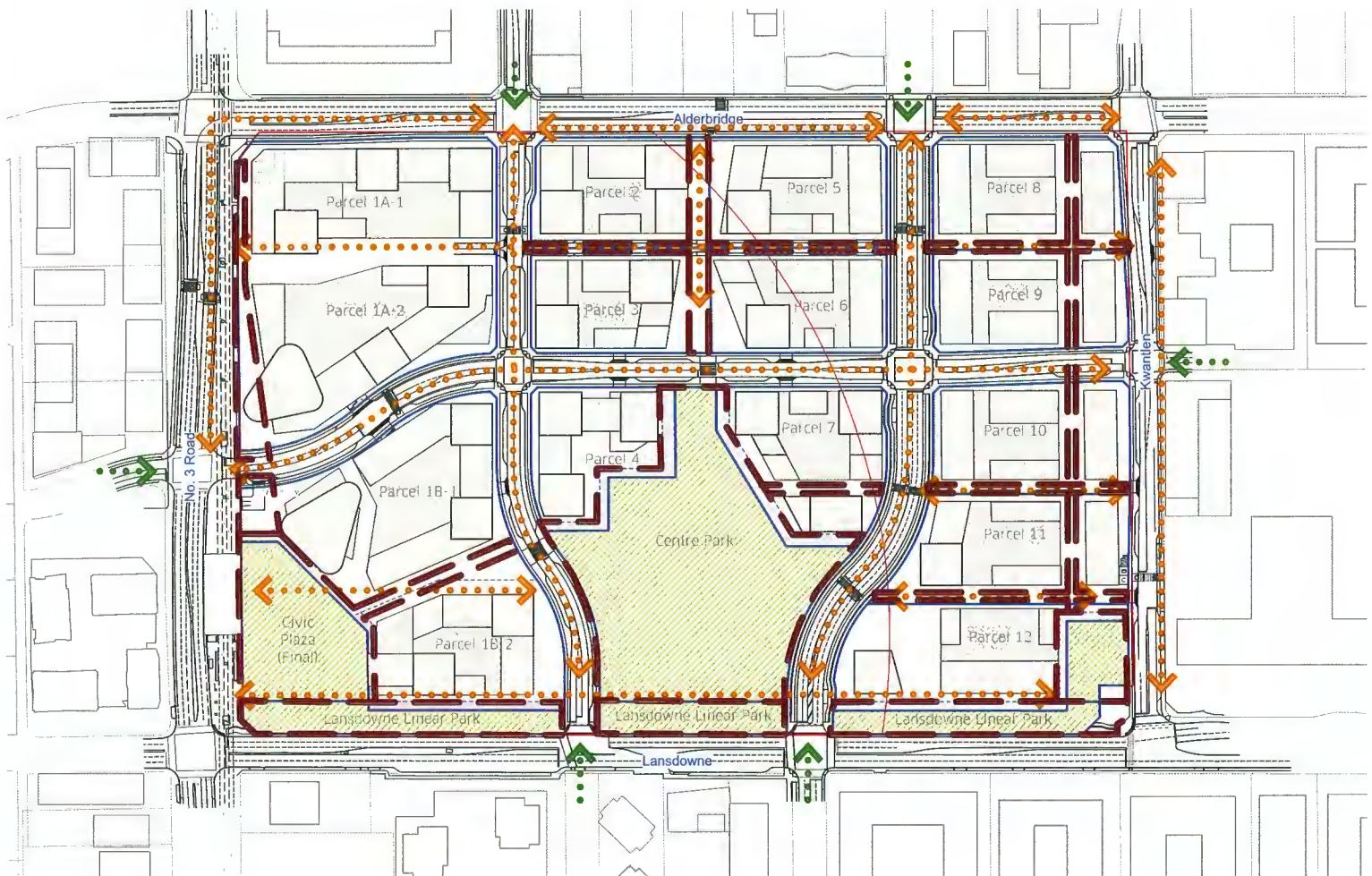
OUTLINE OF ULTIMATE PARK AND
OPEN SPACE AREAS



PARK PHASING LEGEND

- Permanent Major Park [Fee Simple]
- Permanent Park Frontage Enhancement Area (PFEA) [ROW]
- Interim Major Park [Fee Simple]
- Interim Major Park/PFEA [ROW]

PHASE 7



Phase 7 would be the last stage, completing Parcel 1B-2 and the final design of the Civic Plaza & its PFEAs as the final elements (Parcel 1B-2's PFEA to be secured as a ROW). Along with Phase 6, Phase 7 would involve the completion of the underground parkade under Phases 1B-1 & 1B-2.

PEDESTRIAN/CYCLIST CONNECTIONS



MAJOR VEHICULAR ACCESS POINTS



OUTLINE OF ULTIMATE PARK AND
OPEN SPACE AREAS



PARK PHASING LEGEND

Permanent Major Park [Fee Simple]

Permanent Park Frontage Enhancement Area (PFEA) [ROW]

Interim Major Park [Fee Simple]

Interim Major Park/PFEA [ROW]



To: General Purposes Committee **Date:** March 17, 2023
From: Peter Russell, MCIP, RPP **File:** 10-6000-00/Vol 01
Director, Sustainability and District Energy
Re: **Changes in Provincial Legislation Needed to Address Gas Utilities in British Columbia**

Staff Recommendation

1. That, as described in the report titled 'Changes in Provincial Legislation Needed to Address Gas Utilities in British Columbia' from the Director, Sustainability & District Energy, dated March 17, 2023:
 - a) Letters be sent to the Premier, the Minister of Municipal Affairs, the Minister of Environment and Climate Change Strategy, the Minister of Energy, Mines and Low Carbon Innovation and to local Members of the Legislative Assembly, asking the Government of British Columbia to
 - i. reform the British Columbia Utilities Commission in the context of a changing climate as noted in the report;
 - ii. urgently enact legislation that regulates greenhouse gas emissions from gas utilities; and
 - b) Letters be sent to Metro Vancouver, Metro Vancouver member local governments, the City of Victoria and the District of Saanich requesting their support by sending letters to the Office of the Premier, the Minister of Municipal Affairs, the Minister of Environment and Climate Change Strategy and the Minister of Energy, Mines and Low Carbon Innovation accordingly.

Peter Russell
Director, Sustainability and District Energy
(604-276-4130)

Att. 3

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Law	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS:	APPROVED BY CAO

Staff Report

Origin

Council adopted the Community Energy & Emission Plan 2050 (CEEP) in February 2022, which emphasized that advocacy, alongside regulation, education, partnerships and the provision of infrastructure and incentives, is an essential tool for achieving the City's greenhouse gas (GHG) 2030 and 2050 emission reduction targets. In this report, it is recommended that the City ask the Government of British Columbia (Province) to take swift action to regulate gas utilities, as committed in the Province's CleanBC plan. This report also recommends that the Province take action to reform the British Columbia Utilities Commission (BCUC) to restore public confidence and to revise its mandate in the context of the Province's GHG reduction targets and.

Related to the above, Council endorsed the call for a Global Fossil Fuel Non-Proliferation Treaty in May 2022, and endorsed a Union of British Columbian Municipalities (UBCM) resolution asking the Province to do the same. The resolution additionally asked the Province to implement a GHG reduction cap on gas utilities. The resolution was not endorsed by the UBCM membership but staff observed that there was a vigorous debate on the matter at the 2022 annual convention.

Finally, on March 14, 2023, the Province announced the launch of a new energy action framework in the context of approval requirements for LNG export facilities. The announcement noted that the Province will '*put in place a regulatory emissions cap for the oil and gas industry to ensure B.C. meets its 2030 emissions-reduction target for the sector*' and '*create a BC Hydro task force to accelerate the electrification of B.C.'s economy by powering more homes, businesses and industries with renewable electricity*'. The recommendations in this report are consistent with these directions but also further expands on how the BCUC can be reformed to support the clean energy transition.

This report supports Council's Strategic Plan 2022-2026 Focus Area #1 Proactive in Stakeholder and Civic Engagement:

Proactive stakeholder and civic engagement to foster understanding and involvement and advance Richmond's interests.

1.1 Continue fostering effective and strategic relationships with other levels of government and Indigenous communities.

This report supports Council's Strategic Plan 2022-2026 Focus Area #5 A Leader in Environmental Sustainability:

Leadership in environmental sustainability through innovative, sustainable and proactive solutions that mitigate climate change and other environmental impacts.

5.1 Continue to demonstrate leadership in proactive climate action and environmental sustainability.

Findings of Fact

Methane is a greenhouse gas with a global warming potential 28 times that of carbon dioxide, when impacts are compared over a 100-year period.¹ Conventional natural gas is 95% methane, sourced from plant material that was buried over the past 540 million years and chemically transformed into this fossil fuel through heat, pressure and time. Renewable Natural Gas (RNG) is also methane but it is generated through the anaerobic digestion of organic wastes, such as sewage sludge, food waste, and yard waste, that would have otherwise released methane and carbon dioxide to the atmosphere through decomposition within a conventional landfill. RNG can displace fossil methane without further increases in atmospheric concentrations of methane or carbon dioxide. Renewable Gas (RG) includes RNG as well as other potentially low-carbon gases such as hydrogen, which may be derived from fossil fuels with carbon capture, biomass, or green electricity. This report highlights concerns related natural gas, RNG and hydrogen.

Analysis

This report brings together a number of policy and regulatory concerns to light and makes connections as the report progresses. To support readability, the content is organized under the follow section headings:

- Ongoing BCUC and Court of Appeal Proceedings
- The Case for Expedited Regulation of Gas Utilities in BC
- Best Regulatory Practices and Utility Responses
- Urgent Need for Provincial Policy and Review of BCUC's Related Mandate

Ongoing BCUC and Court of Appeal Proceedings

The BCUC is an independent regulatory tribunal of the Government of British Columbia. The BCUC is primarily governed by the Utilities Commission Act. The City is participating or monitoring the following BC Utilities Commission proceedings, based on the rationale below:

- **FortisBC Revised Renewable Gas Program:** FortisBC recognizes that RNG is not a cost-competitive low-carbon solution, so they are proposing to provide new construction with 100% RNG, with additional costs paid for by existing ratepayers who would receive a lower percentage of RNG in their own natural gas supply. The subsidy aggregates to over \$750 million over an eight year period from 2024 through 2032, expressed in real dollar terms in 2022 dollars.² The use of RNG can be positive and supports circular economy outcomes; RNG is currently being harvested at the Lulu Island Waste Water Treatment plant in which the City purchases RNG credits in order to offset natural gas use at select City facilities for a portion of their annual energy consumption. As active Interveners in this proceeding, staff intend to argue against FortisBC's proposed allocation of 100% RNG in new residential construction on the grounds that existing ratepayers should not be subsidizing new ratepayers at such high levels. Staff will further argue that the highest and best use of this scarce resource is in existing buildings where full

¹ Methane has a much higher GWP of 84-87 when measured over a 20-year period, but breaks down relatively quickly in the atmosphere, resulting in the lower 100-year value.

² https://docs.bcuc.com/Documents/Proceedings/2022/DOC_69044_C7-5-CoV-Intervener-Evidence.pdf, page 26.

electrification is not economically feasible. Ultimately, RNG should be used to reduce natural gas use for existing ratepayers and not for the expansion of gas infrastructure. The City is working with other local government Interveners in this proceeding including Metro Vancouver, the cities of Vancouver, Surrey and Victoria and the districts of North Vancouver and Saanich.

- **FortisBC Long-Term Gas Resource Plan:** FortisBC is seeking approval for its vision of continued system growth with an increased overall use of gaseous fuels – including natural gas, augmented by RNG, hydrogen and other fuels. Much of the fuel used would be conventional natural gas to which the “attributes” of low-carbon fuel are transferred. Most of the actual RNG and other low-carbon fuels would be generated in other provinces or the United States, and most of this supply would not be physically transferred to BC for use. Rather, offsets, similar to carbon credits, are transferred from out-of-province and international RNG suppliers. As active Interveners, staff are currently requesting more information from FortisBC regarding current and anticipated RNG agreements and the viability of using of other gases, such as hydrogen in their distribution network. Staff are also concerned that FortisBC’s long term gas demand projections do not take into consideration the impact of energy efficiency and carbon reduction standards for cities participating in the BC Energy Step Code and those anticipating to adopt the newly released Zero Carbon Step Code;
- **BCUC Inquiry into Regulation of Municipal Energy Utilities:** The BCUC continues to inquire into issues related to ownership structures and operational arrangements of utilities affiliated with municipalities and regional districts in order to determine whether the BCUC has a mandate to regulate these entities. The City is seeking leave from the Court of Appeal to appeal and quash the BCUC’s Stage 1 Inquiry report which concluded that wholly-owned municipal corporations fall under BCUC regulation;
- **BCUC Inquiry into Regulation of Municipal Energy Utilities:** The BCUC continues to inquire into issues related to ownership structures and operational arrangements of utilities affiliated with municipalities and regional districts in order to determine whether the BCUC has a mandate to regulate these entities. The City is seeking leave to appeal the BCUC’s Stage 1 Inquiry report which concluded that wholly-owned municipal corporations fall under BCUC regulation;
- **BCUC Inquiry into Hydrogen Energy Services:** BCUC is inquiring into the appropriate regulation of hydrogen in different sectors. Staff note that the applicability of hydrogen is not defined in provincial policy and the findings in this inquiry could be used as *defacto* policy in the absence of policy direction from the Province. This inquiry is a good example of the BCUC effectively setting policy within a policy vacuum created by provincial government inaction; and,
- **City of Richmond v. the BCUC and FortisBC Energy Inc. (Court of Appeal):** The City has been granted leave to appeal the decision of the BCUC in relation to FortisBC natural gas pipeline relocations in City highways in Burkeville that were necessary to accommodate City infrastructure projects. The BCUC imposed a term which the City

maintains it had no jurisdiction to impose that limits the City's ability to sue and recover damages from Fortis. Recognizing the importance of this issue, the Court of Appeal granted the City leave. The decision of the Court of Appeal is attached as Attachment 1 to this report.

The Case for Expedited Regulation of Gas Utilities in BC

The Province's *CleanBC Roadmap to 2030* highlights that '*local governments play a vital role in meeting provincial climate targets. Along with directly controlling emissions from their own facilities, operations and vehicle fleets, municipalities and regional districts have the capacity to influence about 50% of our GHG emissions through decisions on land use, transportation and infrastructure that affect where people live and work, how they get around, and how their communities grow and change with time. This puts local governments on the front lines of climate action, where all these policies converge.*'³

In support of the above, the Province has provided local governments with a number of important tools for achieving GHG emission reductions at the local level, including: the opt-in Energy Step Code for energy efficiency in 2017; increased funding through the Local Government Climate Action Plan in 2022; and most recently, the opt-in Zero Carbon Step Code, adopted into the BC Building Code in February 2023.⁴

Despite these advances, the Province has yet to implement key measures that will determine whether or not Richmond and the Province can fully achieve their respective 2030 and 2050 GHG emission reduction targets. Of particular concern is Province's delayed and piecemeal implementation of specific climate action measures related to the gas sector. The result is a policy vacuum that has enabled provincial agencies and industry to initiate projects that threaten, impede or prevent effective climate action by local governments.

The BCUC has become an agency of particular concern in this context. Staff have the following concerns regarding the wide scope and potential for *de facto* policy-making within current BCUC proceedings, specifically because of their potential to restrict the ability of provincial and local governments to achieve GHG reductions:

- **Feasible North American RNG Supplies:** Because of the finite sources of RNG, research indicates that feasible North American RNG supplies are limited to 5- 20% of existing North American natural gas consumption. The allocation of highly-subsidized 100% RNG in new residential construction as proposed by FortisBC, where electrification is most cost-effective, is not the highest and best use of this scarce resource. While FortisBC has been quick to recognize the value of RNG, and has secured significant supplies from around North America, it is anticipated that once these initial supply contracts expire, the amount of affordable RNG available to FortisBC will decline dramatically as other jurisdictions compete for this limited resource, ultimately leaving ratepayers at risk;

³ https://www2.gov.bc.ca/assets/gov/environment/climate-change/action/cleanbc/cleanbc_roadmap_2030.pdf p.44

⁴ Richmond Council and staff were vocal advocates for all of these advancements.

- **Cost Competitiveness of RNG:** At present, using unsubsidized RNG in boilers in new construction is not cost-competitive with electric heat pumps and/or with district energy services. Further, heat pumps and Richmond's district energy utilities also provide cooling services, providing resilience for new buildings in the face of climate change. FortisBC's proposed Revised Renewable Gas Program relies on existing natural gas ratepayers to subsidize RNG consumption in new construction to the tune of \$750M from 2024 through 2032, enabling the utility to keep increasing overall demand for the fuels it provides. Under the new Zero Carbon Step Code, new construction is already required to reduce GHG emissions so this subsidy has the potential to divert new buildings away from heat pumps, leading to an inefficient use of scarce RNG resources;
- **Overreliance on Hydrogen Gases to Reduce GHGs:** Low-carbon hydrogen is currently not a viable or cost-effective approach for heating buildings. This is validated in over three dozen independent international studies of hydrogen for heating. Producing zero-carbon hydrogen from green electricity for heating could require up to six times as much electricity as using that same electricity directly in a heat pump. In addition, research indicates that existing natural gas infrastructure cannot safely convey a gaseous fuel blend containing more than a 20% hydrogen. At a 20% hydrogen mix, GHG emissions reductions would be less than 7% relative to natural gas. At higher concentrations of hydrogen, major upgrades would be required both to the existing gas distribution network and to end-use devices, including household equipment, to convey the fuel.
- **Health Considerations:** Leakage of methane and hydrogen from gas grids, and end use devices within homes and building is also a growing health and environmental concern, whether these are produced from green energy sources or not.

Best Regulatory Practices and Utility Responses

Research indicates that other jurisdictions have recognized that building heating must largely transition away from gas. There is an emerging consensus that while gas utilities will not disappear, these networks will likely be trimmed and reshaped over time to provide heat and process energy to those existing users that are the most challenging to electrify due to cost and/or location considerations. Given the above concerns, policymakers in the US and in Europe are taking steps to manage this transition to avoid further stranded investments and reduce the impacts on consumers, with policies such as (see Attachment 2 for examples):

- a) Prioritizing “non-pipe alternatives” over sustaining, upgrading or expanding gas grids. This approach seeks to implement deep retrofit and fuel-switching programs within defined areas so as to enable the decommissioning of less cost-effective portions of the gas grid, reducing overall systems operations costs.
- b) Limiting or banning gas connections for new construction, as has already been done in a number of US cities and parts of Europe;
- c) Requiring accelerated depreciation rates for new methane-based fuel infrastructure, reflecting the risk that these assets will need to be retired early and signaling clearly to

gas utilities that they will bear risk for their investments, as is already being done in the UK and Australia;

- d) Establishing local “heat planning” processes to coordinate and manage the optimal transition away from gas and towards alternative heating solutions including electrification and low carbon district energy. This could also include consideration of strategic investments to upgrade portions of the gas grid to hydrogen (i.e. to individual users or to supply peaking energy intense users). Staff completed such heat mapping to as part of the City Centre District Energy Utility due diligence work.

Policymakers are aware of the potential for RNG and hydrogen and have determined that these low-carbon gases can play a crucial, but necessarily limited role in decarbonizing BC’s economy. When supply limitations, higher costs inherent with RNG and hydrogen fuels are considered, together with the risks of reverting to the use of natural gas in the wake of supply shortfalls, makes it imperative that demand for building heating be transitioned from methane-based fuels to near-zero GHG electricity wherever it is practical to do so. The City is a leader in this regard: building electrification policies in the BC Energy Step Code, district energy services and forthcoming building retrofit initiatives together will support a gas grid transition that will minimize costs and stranded investments compared to an uncoordinated and ad hoc approach.

Urgent Need for Provincial Policy and Review of BCUC’s Related Mandate

BC is lagging in addressing the above noted issues. An ongoing policy vacuum at the provincial government level is resulting in continued demand for gas and expansion of gas grids, without any clear and cost-effective pathway to decarbonize existing demand and infrastructure. Natural gas utilities in BC continue to operate within BCUC’s utility regulation regime that guarantees profits as a function of investments in infrastructure expansion. Natural gas utilities in BC have continued with a business-as-usual approach without any credible path to full decarbonization that is cost-competitive with significant electrification. For context, FortisBC will invest \$666 million in new expansion infrastructure into service in 2023, equivalent to 9% of their total existing infrastructure.

Regarding the utility regulator, the BCUC allows gas utilities to subsidize service extensions, and approves infrastructure expansion plans on past rates of demand growth rather than the projected reductions in energy demand produced by high-performance buildings now being built to BC Energy Step Code requirements. Continuing expansion of gas infrastructure heightens the risk of stranded assets and imposes greater costs and risks for ratepayers, particularly low-income households with fewer options to avoid these costs in future.

As noted above, the long-term potential supply of RNG and alternative gases available for BC residents is limited to a fraction of current demand for natural gas. FortisBC has secured a number supply contracts before many other utilities had entered the market. These contracts are, however, limited in volume and will expire before 2050, placing homeowners and businesses at risk. Further, many of the supply contracts that FortisBC has secured were from sources outside of BC. Most of these fuels will not actually be consumed within BC, foregoing provincial economic and employment opportunities. Instead, FortisBC will transfer the “RNG” attributes

from the producer, similar to carbon credits. By contrast, current provincial energy policy stipulates that all additional electricity supply, virtually all of which is to come from low-carbon technologies, will have to be generated within BC. According to BC Hydro's 2021 assessment of new generation resources, most of this new supply will come from wind farms, solar arrays, small hydro facilities, and biomass plants, at locations throughout the province, powering local jobs and economic activity.

There are also risks for the Province. BC does not have a viable pathway to decarbonize existing demand using natural gas, let alone any increased demand resulting from new development, as would occur if the BCUC approves FortisBC's current application to provide new customers with RNG.

The BCUC is not well-suited to lead the transition of the heating sector, let alone reconfigure energy regulation in the context of the climate crisis. The BCUC was not designed to do so but in the context of a provincial policy vacuum in the regulation of GHGs from gas utilities, this is what is occurring. Regulatory commissions, such as the BCUC, are meant to take a passive approach by assessing proposals by utilities within a relatively narrow set of issues. The scale, complexity and rapidity of the energy transition requires proactive provincial regulation to address emerging issues and cultivate new solutions rather than manage incremental changes. The ongoing provincial policy vacuum on these matters has left the BCUC as the *defacto* lead entity, establishing the Province's energy policies despite its lack of a elected mandate to make these strategic policy determinations.

The BCUC as a *defacto* lead entity is even more concerning given that the BCUC is a captured regulator whose primary objective is advancing the commercial interests of FortisBC. Both the Deputy Chair of the BCUC and a sitting Commissioner are former senior executives of FortisBC. The legitimacy of the BCUC as a regulator depends upon its independence and a clear separation of the BCUC from those it regulates. Public confidence, therefore, demands that the appointments to the BCUC do not include former FortisBC executives. Filling the ranks of the BCUC at its highest levels with former long serving executives and senior employees of FortisBC, who are then tasked to regulate and investigate FortisBC's past and present activities that have resulted from the implementation of corporate policies and procedures which they played a role in establishing, is the opposite of regulatory independence and separation. Moreover, these corporate policies and procedures, combined with BCUC advancing the commercial interests of FortisBC under the guise of ratepayer protection, not only frustrate the GHG reduction goals, but have also resulted in a history of the BCUC saddling municipalities with onerous terms including bearing 100% of the costs of natural gas infrastructure relocations that are necessary to accommodate municipal infrastructure within municipal highways that FortisBC occupies without paying any compensation to municipalities. In effect, the BCUC has forced municipalities to subsidize the shareholders of FortisBC at the expense of the public purse and to the detriment of GHG reduction goals of municipalities and the Province.

A final point and concern is the consideration of local governments in BCUC proceedings. The City should be concerned when an agency of the province, as is the case for the BCUC, independently acts to limit the Provincially-granted jurisdiction of local governments as was the case for BCUC's Inquiry into Regulation of Municipal Energy Utilities. The BCUC does not

have a mandate to establish policy and its regulatory mandate is limited to certain considerations. Ultimately, many aspects of the energy transition will be carried out by local governments and the BCUC does not have the purview of a provincial regulator.

For the above reasons, Attachment 3 includes a set of requests to be sent to the Premier's Office and other Ministers, asking that the Province take urgent action consistent with the Province's commitment to achieve deep GHG emission reductions. More specifically, these requests call upon the Province to:

- 1) **Bring forward legislation implementing the 2030 GHG cap on the gas sector** without further delay as committed to in the Province's CleanBC plan and recently reaffirmed by the Premier on March 14, 2023 with the launch of a new energy action framework;
- 2) **Launch an independent gas utility planning exercise** that plots a course for addressing an expected decline in throughput of gas grids and the transition of gas grids towards transporting RNG and hydrogen to sectors and/or locations that are hard to decarbonize, leading to the increased role of electrification in building heating and transport;
- 3) **Reject the use of RNG and hydrogen in new construction** to meet GHG limits in the Step Code, so that the limited and costly supply of these alternative fuels can be put to highest and best uses;
- 4) **Develop policies to assess, certify and track the GHG intensity** of RNG, hydrogen and other alternative gases;
- 5) **Reform the BCUC in the context of a changing climate** to consider, quantify and minimize the potential costs of lock-in and stranded investments when evaluating capital plans, rate setting and extension policies for gas utilities. This direction should also include greater consideration of non-pipe alternatives to marginal investments in gas grids as well as consideration of strategic opportunities to prune gas grids in conjunction with targeted electrification strategies. Finally, proceedings should be guided by a framework or set of guidelines that do not impact or limit the jurisdiction and authority of local governments without provincial direction;
- 6) **Bring forward legislation and other regulatory changes specific to the heat transition** that, among other issues, establishes a distinct BCUC regulatory framework for public district energy systems more aligned with their small scale and localized nature; and,
- 7) **Require that a minimum percentage of low-carbon methane-based fuels** (i.e. up to 100%) be produced within BC.

Attachment 3 includes further information related to the above concerns based on information and recommendation in the Climate Solutions Council's (CSC) 2022 Report. The CSC is an advisory group with a legislated mandate under the Climate Change Accountability Act to advise the Minister of Environment and Climate Change Strategy regarding plans and actions to achieve climate targets and reduce emissions and related matters.

Financial Impact

None.

Conclusion

The report highlights and makes a case for the urgent need to implement Provincial legislation that regulates GHG emissions from gas utilities, as committed in the Province's CleanBC Plan and recently reaffirmed by the Premier on March 14, 2023. The report also details ways in which the BCUC can be reformed to better consider GHG reductions from gas utilities. In support of the recommendations, the report highlights a number of international best practices for how gas utilities are being regulated in the context of climate change. Given the importance of the issues highlighted in the report, a recommendation is also included asking Metro Vancouver, other Metro Vancouver local governments, the District of Saanich and the City of Victoria to support the recommendations in the report and send their own support to the Premier, Ministers and their local MLAs.



Peter Russell, MCIP, RPP
Director, Sustainability and District Energy
(604-276-4130)

- Att. 1: Decision of the Court of Appeal Richmond (City) v. British Columbia (Utilities Commission)
- 2: Best Utility Regulatory Practices
- 3: City of Richmond Requests for the Government of British Columbia

Attachment 1

COURT OF APPEAL FOR BRITISH COLUMBIA

Citation: *Richmond (City) v. British Columbia (Utilities Commission)*,
2022 BCCA 348

Date: 20221013
Docket: CA48336

Between:

City of Richmond

Appellant
(Applicant)

And

British Columbia Utilities Commission

Respondent
(Administrative Tribunal)

And

FortisBC Energy Inc.

Respondent
(Respondent)

Before: The Honourable Madam Justice Saunders
(In Chambers)

On appeal from: A decision of the British Columbia Utilities Commission,
dated May 9, 2022 (Order Number G-123-22).

Oral Reasons for Judgment

Counsel for the Appellant:

T. Kruger

Counsel for the Respondent, British
Columbia Utilities Commission:

J.M. Coady, K.C.
T. Shoranick

Counsel for the Respondent, FortisBC
Energy Inc.:

D.G. Cowper, K.C.
M.T. Ghikas
T. Ahmed

Place and Date of Hearing:

Vancouver, British Columbia
October 6, 2022

Place and Date of Judgment:

Vancouver, British Columbia
October 13, 2022

Summary:

The application is for leave to appeal a decision of the British Columbia Utilities Commission taking jurisdiction to limit liability as between the parties. Held: The jurisdictional issue is sufficiently arguable as to meet the criteria of Queens Plate Dev. Ltd. v. Vancouver Assessor, Area 09 (1987), 16 B.C.L.R. (2d) 104. Leave to appeal is granted.

[1] **SAUNDERS J.A.:** The City of Richmond seeks leave to appeal a decision of the British Columbia Utilities Commission acting under the *Utilities Commission Act*, R.S.B.C. 1996, c. 473, on issues between the City and FortisBC Energy Inc.

[2] The issues of appeals to this court are governed by s. 101(1)(b) of the *Act*, which requires leave to appeal:

101 (1) An appeal lies from

...

(b) any other decision or order of the commission to the Court of Appeal, with leave of a justice of that court.

[3] The application for leave to appeal, in turn, is guided by the factors listed in *Queens Plate Dev. Ltd. v. Vancouver Assessor, Area 09* (1987), 16 B.C.L.R. (2d) 104. For purposes of this application, the key factors are Mr. Justice Taggart's points: (a), (b)(i), and (d):

(a) whether the proposed appeal raises a question of general importance as to the extent of jurisdiction of the tribunal appealed from (*Chevron Can. Ltd. v. Vancouver Assessor, Area 09*, [1986] B.C.W.L.D. 2210, No. CA005532, 17th April 1986 (not yet reported));

(b) whether the appeal is limited to questions of law involving:

(i) the application of statutory provisions (*Allard Contr. Ltd. v. Coquitlam Assessor, Area 12*, [1986] B.C.W.L.D. 2601, No. CA003122, 29th March 1985 (not yet reported));

...

(d) whether there is some prospect of the appeal succeeding on its merits (*Clarke v. Supt. of Brokers* (1985), 67 B.C.L.R. 294, 23 D.L.R. (4th) 315 (C.A.), and *Re Wasmuth* (1984), 58 B.C.L.R. 17 (C.A.)); although there is no need for a justice before whom leave is argued to be convinced of the merits of the appeal, as long as there are substantial questions to be argued;

[4] In the impugned decision, the Commission declined to reconsider its earlier affirmation of jurisdiction under s. 32 of the *Act* to impose an order limiting the

liability of Fortis to the City, in tort, for loss resulting from Fortis' work directed by the Commission to be performed.

[5] The work concerned offsetting gas mains to enable completion by the City of drainage, sewer, water main and sanitary sewer upgrades in the Burkeville area. The question sought to be raised on appeal is whether ss. 32 and 36 of the *Act* give the jurisdiction propounded by the Commission. Relevant is also s. 92.

[6] Fortis resists the application. The question of liability, it says, is intimately tied to establishment of rates and the recent decision of this court in *Coquitlam (City) v. British Columbia (Utilities Commission)*, 2021 BCCA 336, applies, with the result that the Commission has jurisdiction to make the impugned order.

[7] While the proposed appeal raises a question of jurisdiction, and is limited to a question of law involving the application of the *Act*, Fortis says it cannot meet the merits threshold as the City cannot succeed on the authority of *Coquitlam*. In the vernacular, Fortis says the appeal is a dead duck. In support of that submission, Fortis also refers to *ATCO Gas & Pipelines Ltd. v. Alberta (Energy & Utilities Board)*, 2006 SCC 4.

[8] The City contests Fortis' view of *Coquitlam*. It says *Coquitlam* addressed the jurisdiction of the Commission to order decommissioning and abandonment of a line. That circumstance, says the City, is materially different from orders shielding Fortis from liability.

[9] It seems to me that the application of *Coquitlam* to the circumstances here is sufficiently questionable that the City should have the opportunity to advance its position on that question fully before a division of this court.

[10] Going further into matters that may engage this court, should a division conclude that *Coquitlam* does not answer the jurisdictional question, the questions of statutory interpretation will follow. Those questions, absent *Coquitlam*, have substance, are important, and have the degree of merit required for the granting of leave to appeal.

[11] The application of the City is allowed.

"The Honourable Madam Justice Saunders"

Best Utility Regulatory Practices

- a) *Prioritizing “non-pipe alternatives” over sustaining, upgrading or expanding gas grids. This approach seeks to implement deep retrofit and fuel-switching programs within defined areas so as to enable the decommissioning of less cost-effective portions of the gas grid, reducing overall systems operations costs.*

California: On December 1, 2022, the California Public Utilities Commission (CPUC) adopted a new framework to comprehensively review utility natural gas infrastructure investments in order to help the state transition away from natural gas-fueled technologies and avoid stranded assets in the gas system.⁵ Key elements of the decision:

- Utilities must seek CPUC approval of natural gas infrastructure projects of \$75 million or more or those with significant air quality impacts.
- Utility applications must demonstrate the need for the project and provide information on projected financial impacts on customers and a summary of engagement with local communities likely to be impacted. Applications would also trigger a California Environmental Quality Act (CEQA) review by the CPUC.
- Emergency projects, routine repair and maintenance projects, and projects expected to be in service by January 1, 2024 are exempt from the new review process.
- To advance transparency in long-term gas system planning, the decision directs utilities to file annual reports detailing planned long-term infrastructure projects exceeding \$50 million over the next 10 years. The reports must include a detailed description of the project, projected capital expenditures, cost drivers, and environmental implications.
- For projects planned to start within five years, utilities must provide information on non-pipeline alternatives, projected operational costs, and reliability benefits from the project.

This new framework is modeled on the CPUC’s existing framework for review of significant electric infrastructure projects. Previously, all natural gas infrastructure projects were considered in utility General Rate Cases, where individual natural gas projects can get buried in the extensive applications without meaningful environmental or strategic reviews. The framework focusses on avoiding potentially stranded large incremental investments in gas grid infrastructure. It is not yet clear if this framework will be sufficient on its own to minimize stranded investments as there are also questions about the obligation to serve and minimizing safety issues during any transition.

Separately, the state is also beginning to confront the concept of tactical decommissioning of portions of the state’s gas infrastructure, as a means of reducing the cost of operating and maintaining the gas grid and managing the transition. This has not yet been tested at scale. Instead, the state is undertaking pilot projects to fill knowledge gaps. In 2021 the CEC awarded two EPIC grants for consortia to conduct pilot projects of strategic pathways and analytics for tactical decommissioning of portions of the natural gas infrastructure within the service areas of Southern California Gas Company (SoCalGas) and Pacific Gas & Electric Company (PG&E).

⁵ The proposal voted on is available at docs.cpuc.ca.gov/PublishedDocs/Published/G000/M499/K396/499396103.PDF. Documents related to the proceeding are available at apps.cpuc.ca.gov/p/R2001007

These pilots are still in progress. The team for the pilot project in PG&E's service area includes East Bay Community Energy (EBCE), Energy and Environmental Economics (E3), and Gridworks. PG&E is assisting the team with technical insights into their gas and electric systems.⁶ Elements of the pilot include:

- Develop a replicable framework to identify electrification opportunities that support the objective of gas system cost savings through tactical decommissioning.
- Engage local communities to share their perspectives and priorities related to building electrification and gas decommissioning in order to produce a community needs assessment.
- Identify up to three candidate pilot sites, including at least one within a disadvantaged community. Produce deployment plans for the recommended pilots, including a proposal for community stakeholder engagement.
- Conduct targeted education and outreach to stakeholders and policymakers within and beyond California to motivate action, including lessons learned at key milestones and final work products.

Northeastern US : National Grid, a natural gas distributor operating in New York, Massachusetts and Rhode Island, actively seeks non-pipeline alternatives (NPA) which would allow it to avoid or defer upgrades to the natural gas system. It has already completed several NPA projects and is seeking several new opportunities based on system needs⁷. Other gas utilities in New York state, including Con Edison and NYSEG, have established similar programs to defer major investments⁸. These initiatives seem to be largely driven by the companies themselves rather than by regulation. In general, the northeast US has an older natural gas network than B.C. with more need for major upgrades and replacements.

a. Limiting or banning new gas connections, as has already been done in a number of US cities and parts of Europe;

California: The updated state building code requires, as a baseline, the use of electric heat pumps for either space heating or DHW. Builders can forego installing a heat pump but face greater energy efficiency requirements as a result. This is expected to result in most homes constructed from 2023 onwards to have no gas grid connection⁹. Separately, several California communities have enacted bans on new gas grid connections for new construction within their boundaries.

Washington State: Updates to the state's building code mean that new multi-family residential and commercial construction will be required to have all-electric heating and DHW systems as of 2023¹⁰. Previously, individual municipalities in Washington had enacted similar policies.

⁶ <https://gridworks.org/2022/06/tactical-gas-decommissioning-project-overview/>

⁷ <https://www.nationalgridus.com/Business-Partners/Non-Pipeline-Alternatives/Third-Party-Opportunities>

⁸ <https://info.aee.net/hubfs/Sarah%20S%20uploads/NPAs.pdf>

⁹ <https://www.nrdc.org/media/2021/210811-0>

¹⁰ <https://www.seattletimes.com/seattle-news/environment/wa-building-council-votes-to-require-heat-pumps-in-new-homes-and-apartments/>

Quebec: As of 2023, oil-fired furnaces cannot be replaced with new fossil fuel-based heating systems in Quebec. This is expected to help shift existing oil-heated buildings to electrification¹¹.

- b. *Requiring accelerated depreciation rates for new methane-based fuel infrastructure, reflecting the risk that these assets will need to be retired early and signaling clearly to gas utilities that they will bear risk for their investments, for example in the UK and Australia;*

California: As of early 2023, Pacific Gas & Electric has a rate application before the California Public Utilities Commission which includes accelerated depreciation for its gas distribution grid, driven in part by the possibility of the grid being rendered obsolete by California's Net Zero by 2045 commitment. The CPUC has yet to rule on this request¹².

UK: In 2011 the UK national regulator, Ofgem, established a new performance-based model to regulate network costs for gas and electricity, referred to as the RII model or Revenues = Incentives + Innovation + Output. One of the inputs to the model is an asset life and depreciation profile for gas and electricity utilities (both transmission and distribution segments). At the time, Ofgem established an asset life of 45 years for gas distribution but also uses a front-end loaded depreciation profile for these assets which is different from gas transmission and also electricity. This allocates a larger share of depreciation charges to the initial period of depreciation. The effect of this decision is that ~75% of new gas distribution assets are recovered in the first 22 years of use. For comparison, under straightline depreciation rates of 50 – 60 years typically seen for B.C., only 35 – 45% of the asset is recovered by Year 22. The increased depreciation means current ratepayers pay more of these assets affecting economic comparisons with alternatives and there is less chance of stranded assets being borne by a smaller and captive group of customers in future.

Australia: In 2021, the Australian Energy Regulator (AER) issued a decision allowing a gas distribution utility to include accelerated depreciation for rate setting purposes so as to reduce bill impacts on future customers due to future declines in gas demand¹³. Other Australian gas utilities have since proposed similar rate treatment.

- d. *Establishing local “heat planning” processes to coordinate and manage the optimal transition away from gas and towards alternative heating solutions including electrification and low carbon district energy. This could also include consideration of strategic investments to upgrade portions of the gas grid to hydrogen (i.e. to individual users or to supply peaking energy intense users). Staff completed such heat mapping to as part of the City Centre District Energy Utility due diligence work.*

Denmark: Denmark pioneered the concept of top-down policies coupled with bottom-up power, which is often credited with the extensive and sustained growth of district energy in the country and rapid transition to renewables in heating. The 1979 *Danish Heat Supply Act* provided the

¹¹ <https://www.cbc.ca/news/canada/montreal/quebec-bans-oil-heating-1.6252420>

¹² “Opening Brief on Depreciation of Pacific Gas and Electric Company (U39M)”, CPUC Proceeding A2106021.

¹³ “Final Decision – Evoenergy Access Arrangement 2021 to 2026, Overview April 2021”. Australian Energy Regulator, pp. 37-39. <https://www.aer.gov.au/system/files/AER%20-%20Final%20decision%20-%20Evoenergy%20access%20arrangement%202021-26%20-%20Overview%20-%20April%202021.pdf>

legal framework for municipal heat plans and planning. Under the framework, municipalities are responsible for approving district energy projects, subject to national standards for feasibility which includes requirement for lifecycle costing, evaluation of both financial and non-financial considerations, common evaluation methodologies, and standardization of some common assumptions.

Others: While frameworks and requirements for local heat planning have existed for many years in Denmark, it is now showing up in other jurisdictions. Three examples where heating and cooling plans have recently become mandatory include: the State of Baden Württemberg in Germany (under its revised 2021 Heating Climate Protection Act); The Netherlands (under the 2019 Dutch National Climate Agreement); and Scotland (under the 2021 Heat Network Act and 2022 Local Heat and Energy Efficiency Strategies (LHEES) statutory order).¹⁴ Some of these mandates allow municipalities to implement mandatory connection in district energy priority zones (for certain types of buildings and with conditions).

The European Commission has proposed updating its Energy Efficiency Directive to require Member States to make heating and cooling plans mandatory for municipalities above a threshold of 50,000 inhabitants. Building on the direction from the European Commission and also the experience of several states which already have mandatory heat planning (e.g. Baden Württemberg, above, and also Schleswig-Holstein), the federal government of Germany is planning to introduce a national mandate for municipal heat plans in cities over 10,000 to 20,000 inhabitants (thresholds will be determined by states). The obligation would be implemented by states (which regulate cities), but it would come with federal law to permit cities to request the necessary data from energy suppliers and others in preparing heat plans. These heat plans are to include an inventory analysis, an analysis of potential, target scenarios and an action strategy. It is expected heat plans will include, among other things, the creation of heat registers (including waste heat sources), the monitoring of heat network expansion, the decarbonization of existing heat networks, the securing of areas for energy generation and storage, and concepts refurbishing of public buildings.¹⁵

The UK (which is no longer subject to EU requirements after Brexit) has recently introduced national requirements for municipal heat zoning as part of its recent Energy Security Bill (see Appendix B). A pilot program for to test a heat zoning methodology is under way. A consultation is planned for later this year on the detail of regulations for heat network zoning. In early 2022, the UK government set up A Heat Network Zoning Pilot Program (HNZPP) to test a methodology for heat network zoning in ~28 English cities and towns of varying sizes. The results of the pilot program are expected in early 2023.¹⁶

¹⁴ <https://energy-cities.eu/wp-content/uploads/2022/06/Factsheet-1-Final-1.pdf>

¹⁵ <https://www.bayern-innovativ.de/en/page/draft-law-on-municipal-heat-planning-by-the-end-of-the-year>

¹⁶ <https://www.gov.uk/government/publications/heat-networks-zoning-pilot#:~:text=The%20zoning%20pilot%20aims%20to,mandating%20powers%20and%20market%20support>

City of Richmond Requests of the Government of British Columbia

Summary of issues to be included in the letters to Government of BC elected officials, as listed in the report:

- 1) **Bring forward legislation implementing the 2030 GHG cap on the gas sector** without further delay as committed to in the Province's CleanBC plan and recently reaffirmed by the Premier on March 14, 2023 with the launch of a new energy action framework;
- 2) **Launch an independent gas utility planning exercise that plots a course for addressing an expected decline in throughput of gas grids** and the transition of gas grids towards transporting RNG and hydrogen to sectors and/or locations that are hard to decarbonize, consistent with the Province's 2030, 2040 and 2050 GHG emission reduction targets, all leading to the increased role of electrification in building heating and transport.
- 3) **Reject the use of RNG and hydrogen in new construction to meet GHG limits in the Step Code**, so that the limited and costly supply of these alternative fuels can be put to highest and best uses.
- 4) **Develop policies to assess, certify and track the GHG intensity of RNG, hydrogen and other alternative gases.**
- 5) **Reform the BCUC in the context of a changing climate to consider**, quantify and minimize the potential costs of lock-in and stranded investments when evaluating capital plans, rate setting and extension policies for gas utilities. This direction should also include greater consideration of non-pipe alternatives to marginal investments in gas grids as well as consideration of strategic opportunities to prune gas grids in conjunction with targeted electrification strategies. Finally, proceedings should be guided by a framework or set of guidelines that do not impact or limit the jurisdiction and authority of local governments without provincial direction;
- 6) **Bring forward legislation and other regulatory changes specific to the heat transition** that, among other issues, establishes a distinct BCUC regulatory framework for public district energy systems more aligned with their small scale and localized nature;
- 7) **Require that a minimum percentage of low-carbon methane-based fuels (i.e. up to 100%) be produced within BC.**

More information to be included as an attachment in the letters:

- 1) **Bring forward legislation implementing the 2030 GHG cap on the gas sector without further delay** as committed to in the Province's CleanBC plan and recently reaffirmed by the Premier on March 14, 2023 with the launch of a new energy action framework;
- 2) **Launch an independent gas utility planning exercise that plots a course for addressing an expected decline in throughput of gas grids** and the transition of gas grids towards transporting RNG and hydrogen to sectors and/or locations that are hard to

decarbonize, consistent with the Province's 2030, 2040 and 2050 GHG emission reduction targets, all leading to the increased role of electrification in building heating and transport.

- 3) **Reject the use of RNG and hydrogen in new construction to meet GHG limits in the Step Code, so that the limited and costly supply of these alternative fuels can be put to highest and best uses.** RNG volumes are very limited and RNG may be the only option for decarbonizing heavy industry and some portions of the transportation sector. There are affordable low-carbon alternatives for heating new buildings. Heating new buildings is not the highest and best use of limited RNG resources. In addition, prioritizing electric heat pumps, including district energy heat pump applications, over generating hydrogen gas from electricity is a more efficient use of BC's electricity resources. The Climate Solutions Council identifies these issues as *Opportunity #7: Electrifying our Economy and Communities* in their 2022 Annual Report.
- 4) **Develop policies to assess, certify and track the GHG intensity of RNG, hydrogen and other alternative gases** B.C. needs a robust and credible system for assessing the GHG intensity of renewable gases and ensuring these fuels do not contribute further to GHG emissions. Key issues include avoiding double-counting GHG credits and minimizing fugitive methane emissions.
- 5) **Reform the BCUC in the context of a changing climate to consider to:**
 - consider and minimize lock-in and stranded investment risks when evaluating capital plans, rate setting and extension policies for gas utilities including:
 - ensuring extension policies of gas utilities take into account reduced consumption and stringent GHG limits for new construction;
 - using different depreciation rates and allowable returns on equity for new investments commensurate with the uncertainty over useful life and stranding risk;
 - ensuring non-pipe alternatives are adequately considered as alternatives to maintaining and/or upgrading gas infrastructure, including local decommissioning of gas infrastructure in favour of electrification or district energy; and
 - considering provincial policy and credible independent studies into the future role of hydrogen when considering hydrogen or hydrogen-ready infrastructure
 - proceedings should be guided by a framework or set of guidelines that do not impact or limit the jurisdiction and authority of local governments without provincial direction.

The Climate Solutions Council identifies these issues as *Opportunity #7: Electrifying our Economy and Communities* in their 2022 Annual Report, asking the Province to identify an appropriate role for the BCUC in supporting BC's clean energy transition.

- 6) **Bring forward legislation and other regulatory changes specific to the heat transition similar to recent initiatives implemented or proposed in the UK, Netherlands, Germany, France and New York State, among others, which would among other things:**
 - recognize the unique role for district energy systems in the energy transition;

- establish a distinct BCUC regulatory framework for public district energy systems that is more aligned with their small scale and localized nature;
 - provide incentives and resources to support the development of local heat plans to coordinate and optimize incremental investments in gas, electric and district energy infrastructure, as well as spatially targeted retrofit and fuel switching programs and incentives.
 - provide incentives and fairer tax treatment for low-carbon district energy systems, including addressing the unequal burden from property taxes and PST on these systems
- 7) **Require that a minimum percentage of low-carbon methane-based fuels (i.e. up to 100%) be produced within BC.** Currently there is no requirement that low-carbon gases be produced and procured within B.C. and as a result, FortisBC has sought out low-cost supply in other provinces and in the US. This may help reduce renewable gas prices but it also limits the ability of B.C. workers to benefit from investments in new low-carbon gas production. Procuring out-of-Province gases is a risk because since they are limited resources and it is anticipated that net-zero state- or federal-level commitments in other jurisdictions are likely to affect long-term supply and prices for consumers in B.C. Mandating that a minimum share of gas utilities' low-carbon gases be produced within B.C. would also drive employment opportunities in B.C. and manage the impacts of the energy transition on B.C.'s workforce. The Climate Solutions Council identifies these issues as *Opportunity #8: Minimizing Reliance on Offsets* in their 2022 Annual Report.



City of Richmond

Report to Committee

To: Finance Committee

Date: April 18, 2023

From: Mike Ching
Director, Finance, CPA, CMA

File: 03-0905-01/2023-Vol
01



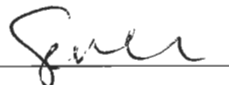
Re: 2022 Consolidated Financial Statements

Staff Recommendation

That the 2022 City of Richmond Consolidated Financial Statements as presented in Attachment 2 be approved.

Mike Ching
Director, Finance, CPA, CMA
(604-276-4137)

Att. 3

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER 	
SENIOR STAFF REPORT REVIEW	INITIALS: 
APPROVED BY CAO 	

Staff Report

Origin

Sections 98 and 167 of the *Community Charter* require that the City of Richmond (the City) prepare annual audited financial statements. The City's audited consolidated financial statements for 2022 have been prepared in accordance with Canadian public sector accounting standards as prescribed by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada.

This report supports Council's Strategic Plan 2022-2026 Focus Area #4 Responsible Financial Management and Governance:

Responsible financial management and efficient use of public resources to meet the needs of the community.

4.1 Ensure effective financial planning to support a sustainable future for the City.

4.3 Foster community trust through open, transparent and accountable budgeting practices and processes.

Analysis

KPMG LLP (KPMG) has been appointed by City Council to independently audit the City's consolidated financial statements. They have expressed an opinion, that the City's consolidated financial statements present fairly, in all material respects, the consolidated financial position of the City as at December 31, 2022, and its consolidated results of operation, its consolidated changes in net financial assets and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards. The complete Audit Findings Report is included as Attachment 1.

The annual financial statements and the auditor's report for the year ended December 31, 2022 are included as Attachment 2.

The consolidated financial statements combine the accounts of the City of Richmond, Richmond Olympic Oval and Richmond Public Library. The City's investment in Lulu Island Energy Company (LIEC), a wholly owned government business enterprise (GBE), is accounted for using the modified equity method. Further information about the basis of consolidation is listed in Note 2 to the consolidated financial statements.

An analysis of the consolidated financial statements as prepared by management is provided in the Financial Statement Discussion and Analysis (FSD&A) included in Attachment 3. The FSD&A explains the significant differences in the financial statements between the reported year and the previous year as well as between budgeted and actual results. This analysis is intended to be read in conjunction with the 2022 audited consolidated financial statements.

Financial Impact

None.

Conclusion

The City's audited consolidated financial statements for 2022 have been prepared in accordance with Canadian public sector accounting standards as prescribed by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada. As noted in the Auditors' Report, it is the Auditors' opinion that these consolidated financial statements present fairly, in all material respects, the consolidated financial position of the City as at December 31, 2022, and its consolidated results of operation, its consolidated changes in net financial assets and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.



Cindy Gilfillan
Manager, Financial Reporting, CPA, CMA
(604-276-4077)

CG:cg

- Att. 1: Audit Findings Report for the year ended December 31, 2022
2: 2022 City of Richmond Consolidated Financial Statements
3: 2022 Financial Statement Discussion and Analysis



City of Richmond

Audit Findings Report for the
year ended December 31, 2022

KPMG LLP

Prepared on April 18, 2023 for
presentation on May 1, 2023

KPMG contacts

Key contacts in connection with this engagement:

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Digital use information

This Audit Findings Report is also available as a "hyper-linked" PDF document.

If you are reading in electronic form (e.g. In "Adobe Reader" or "Board Books"), clicking on the home symbol on the top right corner will bring you back to this page.



Click on any item in the table of contents to navigate to that section.

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This report to Council is intended solely for the information and use of Management and Council and should not be used for any other purpose or any other party. KPMG shall have no responsibility or liability for loss or damages or claims, if any, to or by any third party as this report to Management and Council has not been prepared for, and is not intended for, and should not be used by, any third party or for any other purpose.





Highlights

Purpose of this report

The purpose of this report is to assist you, as a member of the Richmond City Council ("Council"), in your review of the results of our audit of the consolidated financial statements (hereinafter referred to as the "financial statements") of the City of Richmond (the "City") as at and for the year ended December 31, 2022. This audit findings report builds on the audit plan dated December 9, 2022.

Status of the audit

As of the date of this report, we have completed the audit of the financial statements, with the exception of certain remaining procedures, which include:

- Completing our discussions with Council.
- Obtaining the signed management representation letter.
- Obtaining evidence of Council's acceptance of the financial statements.
- Completing subsequent event review procedures up to the date of your approval of the financial statements.

We will update you and management on significant matters, if any, arising from the completion of the audit, including the completion of the above procedures. Our auditor's report, a draft of which is enclosed with this report, will be dated upon the completion of any remaining procedures.

Significant changes to our audit plan

There were no significant changes to our audit plan from what was originally communicated to you in the audit planning report.

Areas of audit focus

As part of our audit, we identified areas of audit focus, which include:

- Tangible capital assets
- Deferred revenue, and development cost charges
- Valuation of post-employment benefits
- Expenses, including payroll

Significant risks

We have not identified significant risks of material misstatement for the audit, except for the presumed risk of fraud resulting from management override of controls, which is required by professional standards.

In accordance with professional standards, the newly revised risk assessment auditing standard (CAS 315) was implemented in the audit.





Highlights (continued)

Audit misstatements



Audit misstatements include presentation and disclosure misstatements, including omissions.

Uncorrected audit misstatements

We did not identify misstatements that remain uncorrected.

Corrected audit misstatements

We did not identify any misstatements that were communicated to management and subsequently corrected in the financial statements.

Quality control and independence

Significant accounting policies and practices



We confirm that we are independent with respect to the City within the meaning of the relevant rules and related interpretations prescribed by the relevant professional bodies in Canada and any applicable legislation or regulation from January 1, 2022, up to the date of this report.

There have been no initial selections of, or changes to, significant accounting policies and practices to bring to your attention.

Control observations



We did not identify any control deficiencies that we determined to be significant deficiencies in internal control over financial reporting.

Current developments

There have been no updates to the current developments and thought leadership information provided in our Audit Planning Report.



Audit findings - Significant risk



Management override of controls

RISK OF
FRAUD

Professional requirements

Fraud risk from management override of controls

Why is this significant?

This is a presumed fraud risk. Although the level of risk of management override of controls will vary from entity to entity, professional standards presume the risk of management override of controls is nevertheless present in all entities and requires the performance of specific procedures to address this presumed risk.

We have not identified any specific additional risks of management override relating to this audit.

Our response

Our audit methodology incorporates the required procedures in professional standards to address this risk. These procedures include:

- Testing of journal entries and other adjustments.
- Performing a retrospective review of significant estimates and evaluating the business rationale of significant unusual transactions.
- Utilizing application software to evaluate the completeness of the journal entry population through a roll-forward of all accounts. We used computer-assisted audit techniques (CAATs) to analyze journal entries and apply certain criteria to identify potential high-risk journal entries for further testing.
- Reviewing the accounting estimates and assessing whether management's estimates are reasonable and not indicative of management bias.

Significant findings

There were no issues noted in our testing.





Audit findings - Areas of audit focus

Area of audit focus

Estimate?

Tangible capital assets

Yes - the established useful lives of tangible capital assets

Our response

- We updated our understanding of the process activities and controls over tangible capital assets, including the year-end process around identifying assets for impairment.
- We performed a walkthrough of the tangible capital assets process by tracing a transaction from initiation through to being recorded in the general ledger to confirm that the controls are implemented as designed.
- We obtained the tangible capital assets continuity schedule, verified its mathematical accuracy, and performed substantive procedures over additions, disposals, reclassifications, and other adjustments.
- We tested asset additions including inspection of supporting documentation to determine if additions are capital in nature and amounts recorded are accurate.
- We selected a sample of contributed assets and agreed the fair value on the date the assets were received to supporting documentation.
- We tested asset dispositions including inspection of supporting documentation and assessed appropriateness of the gain or loss recorded.
- We reviewed management's assessment of the impairment of tangible capital assets and noted no issues in the current year.
- We performed an analytical review of the amortization of tangible capital assets and assessed the reasonableness of assets' useful lives.
- We reviewed the financial statement note disclosure to ensure it is complete and accurate.

Significant findings

There were no issues noted in our testing.



Audit findings - Areas of audit focus (continued)

Area of audit focus

Estimate?

Deferred revenue and development cost charges

No

Our response

- We updated our understanding of the process activities and controls over deferred revenue and development cost charges.
- We performed a walkthrough of the deferred revenue and development cost charges process, by tracing a transaction from initiation through to being recorded in the general ledger to confirm that the controls are implemented as designed.
- We reconciled a sample of permits to new development cost charges recorded in the year and inspected bylaws showing appropriation for the specified purpose.
- We inspected a sample of contracts to determine whether there are stipulations or restrictions impacting revenue recognition. We assessed whether revenue was appropriately recognized or the amount was appropriately deferred.
- We assessed whether the appropriate stipulations have been met by inspecting and recalculating expenses incurred for certain projects.

Significant findings

There were no issues noted in our testing.



Audit findings - Areas of audit focus (continued)

Area of audit focus

Estimate?

Valuation of post-employment benefits

Yes – Actuarial valuations of employee future benefits

Our response

- We updated our understanding of the process activities and controls over post-employment benefits.
- We obtained the actuarial valuation report prepared by George & Bell Consulting Inc. and agreed the liability amount in the report to the amount recorded by the City.
- We assessed the competence, expertise, and qualifications of George & Bell Consulting, and the reasonableness of the valuation methodology applied.
- We assessed the reasonableness of significant assumptions used in the valuation, including changes in assumptions from the prior year.
- We obtained the data used by the actuary for the valuation and tested it on a sample basis for completeness and accuracy.
- We reviewed the financial statement note disclosure to ensure it is complete and accurate.

Significant findings

There were no issues noted in our testing.



Audit findings - Areas of audit focus (continued)

Area of audit focus	Estimate?
Expenses, including payroll	No
Our response	
<ul style="list-style-type: none"> - We updated our understanding of the process activities and controls over expenses, including payroll expense. - We performed a walkthrough of the expense process, including the payroll process, by tracing a transaction from initiation through to being recorded in the general ledger to confirm that the controls are implemented as designed. - We performed testing over the payroll process over hires and terminations, and noted that the controls are designed, implemented, and operating effectively. - We developed an expectation for the current year payroll expense based on the prior year expense adjusted for changes in head count, pay rates and other non-recurring items. We compared our expectation to the actual payroll expense recorded and corroborated any significant variances noted. - We performed substantive procedures over expenses, including reviewing and vouching a sample of expenses to underlying supporting documentation, ensuring the expenses are appropriately recognized. - We selected a sample of payments made, trade payables recorded, and invoices received subsequent to year-end and ensured they were recorded in the appropriate fiscal year. 	
Significant findings	

There were no issues noted in our testing.



Significant accounting policies and practices

Significant accounting policies



- There have been no initial selections of, or changes to, significant accounting policies and practices.
- There were no significant accounting policies in controversial or emerging areas.
- There were no issues noted with the timing of the City's transactions in relation to the period in which they were recorded, other than the items previously described.
- There were no issues noted with the extent to which the financial statements are affected by a significant unusual transaction and extent of disclosure of such transactions.
- There were no issues noted with the extent to which the financial statements are affected by non-recurring amounts recognized during the period and extent of disclosure of such transactions.

Significant accounting estimates



- There were no issues noted with management's identification of accounting estimates.
- There were no issues noted with management's process for making accounting estimates.
- There were no indicators of possible management bias.
- There were no significant factors affecting the City's asset and liability carrying values.

Significant disclosures and financial statement presentation



- There were no issues noted with the judgments made, in formulating particularly sensitive financial statement disclosures.
- There were no issues noted with the overall neutrality, consistency, and clarity of the disclosures in the financial statements.
- There were no significant potential effects on the financial statements of significant risks, exposures, and uncertainties.



Control observations

Consideration of internal control over financial reporting ("ICFR")

In planning and performing our audit, we considered ICFR relevant to the City's preparation of the financial statements in order to design audit procedures that are appropriate in the circumstances for the purpose of expressing an opinion on the financial statements, but not for the purpose of expressing an opinion on ICFR.



Our understanding of internal control over financial reporting was for the limited purpose described above and was not designed to identify all control deficiencies that might be significant deficiencies. The matters being reported are limited to those deficiencies that we have identified during the audit that we have concluded are of sufficient importance to merit being reported to those charged with governance.

Our awareness of control deficiencies varies with each audit and is influenced by the nature, timing, and extent of audit procedures performed, as well as other factors. Had we performed more extensive procedures on internal control over financial reporting, we might have identified more significant deficiencies to be reported or concluded that some of the reported significant deficiencies need not, in fact, have been reported.

A deficiency in internal control over financial reporting

A deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A deficiency in design exists when (a) a control necessary to meet the control objective is missing or (b) an existing control is not properly designed so that, even if the control operates as designed, the control objective would not be met. A deficiency in operation exists when a properly designed control does not operate as designed, or when the person performing the control does not possess the necessary authority or competence to perform the control effectively.



Significant deficiencies in internal control over financial reporting

A significant deficiency in internal control over financial reporting is a deficiency, or combination of deficiencies, in internal control that, in the auditor's professional judgment, is of sufficient importance to merit the attention of those charged with governance.



We did not identify any control deficiencies that we determined to be significant deficiencies in ICFR.

Appendices

1
Required
communications

2
Management
representation
letter





Appendix 1: Required communications

Draft auditor's report

The conclusion of our audit is set out in our draft auditor's report attached to the draft financial statements.

Management representation letter

In accordance with professional standards, a copy of the management representation letter is included in Appendix 2.

Independence

In accordance with professional standards, we have confirmed our independence on page 5.



Appendix 2: Management representation letter

MANAGEMENT REPRESENTATION LETTER

KPMG LLP
P.O. Box 10426
777 Dunsmuir Street
Vancouver, BC V5Y 1K3

Date of Council's acceptance of the financial statements

We are writing at your request to confirm our understanding that your audit was for the purpose of expressing an opinion on the consolidated financial statements (hereinafter referred to as "financial statements") of the City of Richmond (the "City") as at and for the period ended December 31, 2022.

General:

We confirm that the representations we make in this letter are in accordance with the definitions as set out in **Attachment I** to this letter.

We also confirm that, to the best of our knowledge and belief, having made such inquiries as we considered necessary for the purpose of appropriately informing ourselves:

Responsibilities:

- 1) We have fulfilled our responsibilities, as set out in the terms of the engagement letter dated October 26, 2022, including for:
 - a) the preparation and fair presentation of the financial statements and believe that these financial statements have been prepared and present fairly in accordance with the relevant financial reporting framework.
 - b) providing you with all information of which we are aware that is relevant to the preparation of the financial statements ("relevant information"), such as financial records, documentation and other matters, including:
 - the names of all related parties and information regarding all relationships and transactions with related parties; and
 - the complete minutes of meetings, or summaries of actions of recent meetings for which minutes have not yet been prepared, of Council and committees of Council that may affect the financial statements. All significant actions are included in such summaries.
 - c) providing you with unrestricted access to such relevant information.
 - d) providing you with complete responses to all enquiries made by you during the engagement.
 - e) providing you with additional information that you may request from us for the purpose of the engagement.
 - f) providing you with unrestricted access to persons within the City from whom you determined it necessary to obtain audit evidence.
 - g) such internal control as we determined is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error. We also acknowledge and understand that we are responsible for the design, implementation and maintenance of internal control to prevent and detect fraud.

- h) ensuring that all transactions have been recorded in the accounting records and are reflected in the financial statements.

Internal control over financial reporting:

- 2) We have communicated to you all deficiencies in the design and implementation or maintenance of internal control over financial reporting of which we are aware.

Fraud & non-compliance with laws and regulations:

- 3) We have disclosed to you:
 - a) the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
 - b) all information in relation to fraud or suspected fraud that we are aware of that involves:
 - management;
 - employees who have significant roles in internal control over financial reporting; or
 - others;where such fraud or suspected fraud could have a material effect on the financial statements.
 - c) all information in relation to allegations of fraud, or suspected fraud, affecting the financial statements, communicated by employees, former employees, analysts, regulators, or others.
 - d) all known instances of non-compliance or suspected non-compliance with laws and regulations, including all aspects of contractual agreements, whose effects should be considered when preparing financial statements.
 - e) all known actual or possible litigation and claims whose effects should be considered when preparing the financial statements.

Subsequent events:

- 4) All events subsequent to the date of the financial statements and for which the relevant financial reporting framework requires adjustment or disclosure in the financial statements have been adjusted or disclosed.

Related parties:

- 5) We have disclosed to you the identity of the City's related parties.
- 6) We have disclosed to you all the related party relationships and transactions/balances of which we are aware.
- 7) All related party relationships and transactions/balances have been appropriately accounted for and disclosed in accordance with the relevant financial reporting framework.

Estimates:

- 8) The methods, the data and the significant assumptions used in making accounting estimates, and their related disclosures are appropriate to achieve recognition, measurement or disclosure that is reasonable in the context of the applicable financial reporting framework.

Going concern:

- 9) We have provided you with all information relevant to the use of the going concern assumption in the financial statements.
- 10) We confirm that we are not aware of material uncertainties related to events or conditions that may cast significant doubt upon the City's ability to continue as a going concern.

Other information:

- 11) We confirm that the final version of the 2022 annual report will be provided to you when available, and prior to issuance by the City, to enable you to complete your required procedures in accordance with professional standards.

Non-SEC registrants or non-reporting issuers:

- 12) We confirm that the City is not a Canadian reporting issuer (as defined under any applicable Canadian securities act) and is not a United States Securities and Exchange Commission ("SEC") Issuer (as defined by the Sarbanes-Oxley Act of 2002).
- 13) We also confirm that the financial statements of the City will not be included in the group financial statements of a Canadian reporting issuer audited by KPMG or an SEC Issuer audited by any member of the KPMG organization.

Employee future benefits:

- 14) The employee future benefits costs, assets and obligation have been determined, accounted for and disclosed in accordance with the financial reporting framework.

- 15) The information provided by us to George & Bell Consulting (the "Expert") and used in the work and findings of the Expert are complete and accurate. We agree with the findings of the Expert in evaluating post-employment future benefits and have adequately considered the qualifications of the Expert in determining the amounts and disclosures used in the financial statements and underlying accounting records. We did not give nor cause any instructions to be given to the Expert with respect to the values or amounts derived in an attempt to bias their work, and we are not otherwise aware of any matters that have had an impact on the independence and objectivity of the Expert.

Yours very truly,

Jerry Chong, General Manager, Finance
and Corporate Services

Mike Ching, Director, Finance

Cindy Gilfillan, Manager, Financial Reporting

cc: Richmond City Council

Attachment I – Definitions

Materiality

Certain representations in this letter are described as being limited to matters that are material.

Information is material if omitting, misstating or obscuring it could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

Judgments about materiality are made in light of surrounding circumstances, and are affected by perception of the needs of, or the characteristics of, the users of the financial statements and the size or nature of a misstatement, or a combination of both while also considering the entity's own circumstances.

Information is obscured if it is communicated in a way that would have a similar effect for users of financial statements to omitting or misstating that information. The following are examples of circumstances that may result in material information being obscured:

- a) information regarding a material item, transaction or other event is disclosed in the financial statements but the language used is vague or unclear;
- b) information regarding a material item, transaction or other event is scattered throughout the financial statements;
- c) dissimilar items, transactions or other events are inappropriately aggregated;
- d) similar items, transactions or other events are inappropriately disaggregated; and
- e) the understandability of the financial statements is reduced as a result of material information being hidden by immaterial information to the extent that a primary user is unable to determine what information is material.

Fraud & error

Fraudulent financial reporting involves intentional misstatements including omissions of amounts or disclosures in financial statements to deceive financial statement users.

Misappropriation of assets involves the theft of an entity's assets. It is often accompanied by false or misleading records or documents in order to conceal the fact that the assets are missing or have been pledged without proper authorization.

An error is an unintentional misstatement in financial statements, including the omission of an amount or a disclosure.

Attachment II – Summary of Audit Misstatements Schedules

Summary of Uncorrected Audit Misstatements

There were no uncorrected audit misstatements noted.

Summary of Corrected Audit Misstatements

There were no corrected audit misstatements noted.



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KPMG member firms around the world have 227,000 professionals, in 145 countries.



Consolidated Financial Statements of

CITY OF RICHMOND

And Independent Auditor's Report thereon

Year ended December 31, 2022

INDEPENDENT AUDITOR'S REPORT

To the Mayor and Council of the City of Richmond

Opinion

We have audited the consolidated financial statements of the City of Richmond (the "City"), which comprise:

- the consolidated statement of financial position as at December 31, 2022
- the consolidated statement of operations for the year then ended
- the consolidated statement of changes in net financial assets for the year then ended
- the consolidated statement of cash flows for the year then ended
- and notes to the consolidated financial statements, including a summary of significant accounting policies

(hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the consolidated financial position of the City as at December 31, 2022, and its consolidated results of operations, its consolidated changes in net financial assets and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the "***Auditor's Responsibilities for the Audit of the Financial Statements***" section of our auditor's report.

We are independent of the City in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.



Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the City's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the City or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the City's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.



- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the City's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the City to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the group entity to express an opinion on the financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

Chartered Professional Accountants

Vancouver, Canada

May 1, 2023

CITY OF RICHMOND

Consolidated Statement of Financial Position
(Expressed in thousands of dollars)

December 31, 2022, with comparative information for 2021

	2022	2021
Financial Assets		
Cash and cash equivalents	\$ 654,651	\$ 672,031
Investments (note 3)	921,493	696,886
Investment in Lulu Island Energy Company ("LIEC") (note 4)	35,028	33,647
Accrued interest receivable	14,676	8,932
Accounts receivable (note 5)	35,446	29,655
Taxes receivable	15,791	14,157
Development fees receivable	43,219	12,425
Debt reserve fund - deposits (note 6)	1,468	508
	1,721,772	1,468,241
Liabilities		
Accounts payable and accrued liabilities	104,482	86,575
Post-employment benefits (note 7)	37,628	37,395
Development cost charges (note 8)	237,051	224,655
Deposits and holdbacks (note 9)	150,007	106,041
Deferred revenue (note 10)	59,063	56,186
Debt, net of sinking fund deposits (note 11)	107,816	17,386
	696,047	528,238
Net financial assets	1,025,725	940,003
Non-Financial Assets		
Tangible capital assets (note 12)	2,594,212	2,539,267
Inventory of materials and supplies	5,405	4,696
Prepaid expenses	3,827	3,921
	2,603,444	2,547,884
Accumulated surplus (note 13)	\$ 3,629,169	\$ 3,487,887

Contingent demand notes (note 6)
Commitments and contingencies (note 17)

See accompanying notes to consolidated financial statements.

Approved on behalf of the Board:

General Manager, Finance and Corporate Services

CITY OF RICHMOND

Consolidated Statement of Operations
(Expressed in thousands of dollars)

Year ended December 31, 2022, with comparative information for 2021

	2022 Budget (notes 2(p) and 23)	2022	2021
Revenue:			
Taxation and levies (note 19)	\$ 268,044	\$ 269,582	\$ 255,837
Utility fees	124,190	127,965	118,144
Sales of services	44,600	44,494	35,601
Payments-in-lieu of taxes	14,650	21,314	14,789
Provincial and federal contributions	10,683	12,893	12,704
Development cost charges (note 8)	17,749	22,434	16,223
Other capital funding sources	71,162	51,220	64,695
Other revenue:			
Investment income	13,165	30,250	14,968
Gaming revenue	14,500	12,562	5,700
Licenses and permits	11,358	15,047	13,995
Other (note 20)	13,683	35,206	21,877
Equity income in LIEC (note 4)	946	1,381	911
	604,730	644,348	575,444
Expenses:			
Community safety	135,999	127,727	123,232
Utilities:			
Water, sewer and sanitation	114,406	110,490	106,519
Engineering, public works and project development	81,335	89,103	80,083
Community services	71,522	64,955	59,873
General government	66,058	59,492	52,995
Planning and development	25,874	23,890	25,166
Richmond Olympic Oval	16,290	16,844	14,079
Richmond Public Library	11,130	10,565	9,816
	522,614	503,066	471,763
Annual surplus	82,116	141,282	103,681
Accumulated surplus, beginning of year	3,487,887	3,487,887	3,384,206
Accumulated surplus, end of year	\$ 3,570,003	\$ 3,629,169	\$ 3,487,887

See accompanying notes to consolidated financial statements.

CITY OF RICHMOND

Consolidated Statement of Changes in Net Financial Assets (Expressed in thousands of dollars)

Year ended December 31, 2022, with comparative information for 2021

	2022 Budget (notes 2(p) and 23)	2022	2021
Annual surplus for the year	\$ 82,116	\$ 141,282	\$ 103,681
Acquisition of tangible capital assets	(113,051)	(87,100)	(61,150)
Contributed tangible capital assets	(54,782)	(41,332)	(61,004)
Amortization of tangible capital assets	68,561	72,722	68,519
Net loss on disposal of tangible capital assets	-	222	1,714
Proceeds on sale of tangible capital assets	-	543	793
	(17,156)	86,337	52,553
Acquisition of inventory of materials and supplies	-	(5,405)	(4,696)
Acquisition of prepaid expenses	-	(3,827)	(3,921)
Consumption of inventory of materials and supplies	-	4,696	4,285
Use of prepaid expenses	-	3,921	2,797
Change in net financial assets	(17,156)	85,722	51,018
Net financial assets, beginning of year	940,003	940,003	888,985
Net financial assets, end of year	\$ 922,847	\$ 1,025,725	\$ 940,003

See accompanying notes to consolidated financial statements.

CITY OF RICHMOND

Consolidated Statement of Cash Flows
(Expressed in thousands of dollars)

Year ended December 31, 2022, with comparative information for 2021

	2022	2021
Cash provided by (used in):		
Operating activities:		
Annual surplus	\$ 141,282	\$ 103,681
Items not involving cash:		
Amortization of tangible capital assets	72,722	68,519
Net loss on disposal of tangible capital assets	222	1,714
Contributions of tangible capital assets	(41,332)	(61,004)
Equity income in LIEC	(1,381)	(911)
Changes in non-cash operating working capital:		
Accrued interest receivable	(5,744)	765
Accounts receivable	(5,791)	(8,134)
Taxes receivable	(1,634)	262
Development fees receivable	(30,794)	16,092
Debt reserve fund	(960)	-
Inventory of materials and supplies	(709)	(411)
Prepaid expenses	94	(1,124)
Accounts payable and accrued liabilities	17,907	(70,400)
Post-employment benefits	233	2,274
Development cost charges	12,396	3,504
Deposits and holdbacks	43,966	8,596
Deferred revenue	2,877	7,162
Net change in cash from operating activities	203,354	70,585
Capital activities:		
Cash used to acquire tangible capital assets	(87,100)	(61,150)
Proceeds on disposal of tangible capital assets	543	793
Net change in cash from capital activities	(86,557)	(60,357)
Financing activities:		
Proceeds from issuance of debt	96,000	-
Repayments of debt	(5,570)	(5,355)
Net change in cash from financing activities	90,430	(5,355)
Investing activities:		
Net sale (purchase) of investments	(224,607)	137,124
Increase (decrease) in cash and cash equivalents	(17,380)	141,997
Cash and cash equivalents, beginning of year	672,031	530,034
Cash and cash equivalents, end of year	\$ 654,651	\$ 672,031

See accompanying notes to consolidated financial statements.

CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2022

1. Operations:

The City of Richmond (the "City") is incorporated under the Local Government Act of British Columbia. The City's principal activities include the provision of local government services to residents of the incorporated area. These include administrative, protective, transportation, infrastructure, environmental, recreational, water, sewer, and drainage.

2. Significant accounting policies:

These consolidated financial statements of the City have been prepared in accordance with Canadian public sector accounting standards as prescribed by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants of Canada.

(a) Basis of consolidation:

These consolidated financial statements reflect a combination of the City's General Revenue, General Capital and Loan, Waterworks and Sewerworks, and Reserve Funds consolidated with the Richmond Public Library (the "Library") and the Richmond Olympic Oval (the "Oval"). The Library is consolidated as the Library Board is appointed by the City. The Oval is consolidated as they are a wholly-owned municipal corporation of the City. Interfund and interentity transactions, fund balances and activities have been eliminated on consolidation. The City's investment in Lulu Island Energy Company ("LIEC"), a wholly-owned government business enterprise ("GBE"), is accounted for using the modified equity method.

(i) General Revenue Fund:

This fund is used to account for the current operations of the City as provided for in the Annual Budget, including collection of taxes, administering operations, policing, and servicing general debt.

(ii) General Capital and Loan Fund:

This fund is used to record the City's tangible capital assets and work-in-progress, including engineering structures such as roads and bridges, and the related debt.

(iii) Waterworks and Sewerworks Funds:

These funds have been established to cover the costs of operating these utilities, with related capital and loan funds to record the related tangible capital assets and debt.

(iv) Reserve Funds:

Certain funds are established by bylaws for specific purposes. They are funded primarily by budgeted contributions from the General Revenue Fund and developer contributions plus interest earned on fund balances.

CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2022

2. Significant accounting policies (continued):

(b) Basis of accounting:

The City follows the accrual method of accounting for revenue and expenses. Revenue is recognized in the year in which it is earned and measurable. Expenses are recognized as they are incurred and measurable as a result of receipt of goods and services and/or the creation of a legal obligation to pay.

(c) Government transfers:

Restricted transfers from governments are deferred and recognized as revenue as the related expenditures are incurred or the stipulations in the related agreement are met. Unrestricted transfers are recognized as revenue when received or if the amount to be received can be reasonably estimated and collection is reasonably assured.

(d) Cash and cash equivalents:

Cash and cash equivalents consist of cash, highly liquid money market investments and short-term investments with maturities of less than 90-days from date of acquisition.

(e) Investments:

Investments are recorded at cost, adjusted for amortization of premiums or discounts. Provisions for losses are recorded when they are considered to be other than temporary.

(f) Investment in government business enterprises:

Government business enterprises are recorded using the modified equity method of accounting. The City's investment in the GBE is recorded as the value of the GBE's shareholder's equity. The investment's income or loss is recognized by the City when it is earned by the GBE. Inter-organizational transactions and balances are not eliminated, except for any gains or losses on assets remaining within the City.

(g) Accounts receivable:

Accounts receivable are net of an allowance for doubtful accounts and therefore represent amounts expected to be collected.

(h) Development cost charges:

Development cost charges are restricted by legislation to expenditures on capital infrastructure. These amounts are deferred upon receipt and recognized as revenue when the expenditures are incurred in accordance with the restrictions.

(i) Post-employment benefits:

The City and its employees make contributions to the Municipal Pension Plan. As this plan is a multi-employee plan, contributions are expensed as incurred.

CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2022

2. Significant accounting policies (continued):

(i) Post-employment benefits (continued):

Post-employment benefits also accrue to the City's employees. The liabilities related to these benefits are actuarially determined based on service and best estimates of retirement ages and expected future salary and wage increases. The liabilities under these benefits plans are accrued based on projected benefits prorated as employees render services necessary to earn the future benefits.

(j) Non-financial assets:

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

(i) Tangible capital assets:

Tangible capital assets are initially recorded at cost, which includes amounts that are directly attributable to acquisition, construction, development, or betterment of the assets. The cost, less estimated residual value, of the tangible capital assets, excluding land, are amortized on a straight line basis over their estimated useful lives as follows:

Asset	Useful life - years
Buildings and building improvements	10 - 75
Infrastructure	5 - 100
Vehicles, machinery and equipment	3 - 40
Library's collections, furniture and equipment	4 - 20

Amortization is charged over the asset's useful life commencing when the asset is acquired. Assets under construction are not amortized until the asset is available for productive use.

(ii) Contributions of tangible capital assets:

Tangible capital assets received as contributions are recorded at their fair value at the date of receipt and also are recorded as revenue.

(iii) Natural resources, works of art, and cultural and historic assets:

Natural resources, works of art, and cultural and historic assets are not recorded as assets in the consolidated financial statements.

(iv) Interest capitalization:

The City does not capitalize interest costs associated with the construction of a tangible capital asset.

CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2022

2. Significant accounting policies (continued):

(j) Non-financial assets (continued):

(v) Labour capitalization:

Internal labour directly attributable to the construction, development or implementation of a tangible capital asset is capitalized.

(vi) Leased tangible capital assets:

Leases which transfer substantially all of the benefits and risks incidental to ownership of property are accounted for as leased tangible capital assets. All other leases are accounted for as operating leases and the related payments are charged to expenses as incurred.

(vii) Impairment of tangible capital assets:

Tangible capital assets are written down when conditions indicate that they no longer contribute to the City's ability to provide goods and services, or when the value of future economic benefits associated with the tangible capital assets are less than their net book value. The net write-downs are accounted for as expenses in the consolidated statement of operations.

(viii) Inventory of materials and supplies:

Inventory is recorded at cost, net of an allowance for obsolete stock. Cost is determined on a weighted average basis.

(k) Revenue recognition:

Revenue is recognized in the period in which the transactions or events occurred that gave rise to the revenue. All revenue is recorded on an accrual basis, except when the accruals cannot be determined with a reasonable degree of certainty or when their estimation is impractical.

(l) Taxes:

The City establishes property tax rates based on assessed market values provided by the British Columbia Assessment Authority ("BCA"). Market values are determined as of July 1st of each year. The City records taxation revenue at the time the property tax bills are issued. The City is entitled to collect interest and penalties on overdue taxes.

The City is required to act as the agent for the collection of certain taxes and fees imposed by other authorities. Collections for other authorities are excluded from the City's taxation revenue.

Payments in Lieu of Taxes ("PILT") for federal properties are calculated on the basis of values and rates which would apply if these properties were taxable. The annual tax rates together with the assessed value on the Grant Roll are used to calculate the PILT levy. The PILT revenue is recorded when the payment is received.

CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2022

2. Significant accounting policies (continued):

(m) Deferred revenue:

The City defers a portion of the revenue collected from permits, licenses and other fees and recognizes this revenue in the year in which related inspections are performed, other related expenses are incurred or services are provided.

Deferred revenue also represents funds received from external parties for specified purposes. This revenue is recognized in the period in which the related expenses are incurred.

(n) Deposits:

Receipts restricted by the legislation of senior governments or by agreement with external parties are deferred and reported as deposits and are refundable under certain circumstances. When qualifying expenses are incurred, deposits are recognized as revenue at amounts equal to the qualifying expenses.

(o) Debt:

Debt is recorded net of related sinking fund balances.

(p) Budget information:

Budget information, presented on a basis consistent with that used for actual results, was included in the City's Consolidated 5 Year Financial Plan (2022-2026) ("Consolidated Financial Plan") and was adopted through Bylaw No. 10327 on January 24, 2022.

(q) Contaminated sites:

Contaminated sites are a result of contamination being introduced into air, soil, water, or sediment of a chemical, organic or radioactive material of live organism that exceeds an environmental standard. Liabilities are recorded net of any expected recoveries.

A liability for remediation of contaminated sites is recognized when a site is not in productive use and the following criteria are met:

- (i) An environmental standard exists;
- (ii) Contamination exceeds the environmental standard;
- (iii) The City is directly responsible or accepts responsibility;
- (iv) It is expected that future economic benefits will be given up; and
- (v) A reasonable estimate of the amount can be made.

The liability is recognized as management's estimate of the cost of post-remediation including operation, maintenance and monitoring that are an integral part of the remediation strategy for a contaminated site.

CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2022

2. Significant accounting policies (continued):

(r) Use of accounting estimates:

The preparation of consolidated financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the consolidated financial statements and the reported amount of revenue and expenditures during the reporting period. Areas requiring the use of management estimates relate to performing the actuarial valuation of employee future benefits, the value of contributed tangible capital assets, value of developer contributions, useful lives for amortization, determination of provisions for accrued liabilities, performing the actuarial valuation of employee future benefits, allowance for doubtful accounts, and provision for contingencies. Actual results could differ from those estimates. Adjustments, if any, will be reflected in the consolidated financial statements in the period that the change in estimate is made, as well as in the period of settlement if the amount is different.

(s) Segment disclosures:

A segment is defined as a distinguishable activity or group of activities of a government for which it is appropriate to separately report financial information to achieve the objectives of the standard. The City has provided definitions of segments as well as presented financial information in segment format.

3. Investments:

	2022		2021	
	Cost	Market value	Cost	Market value
Short-term notes and deposits	\$ 379,378	\$ 379,378	\$ 257,701	\$ 257,701
Government and government guaranteed bonds	361,297	350,352	280,063	280,802
Other bonds	180,818	175,405	159,122	159,283
	\$ 921,493	\$ 905,135	\$ 696,886	\$ 697,786

4. Investment in Lulu Island Energy Company Ltd.:

The City owns 100% of the issued and outstanding shares of LIEC, which was incorporated under the British Columbia Business Corporations Act on August 19, 2013. LIEC develops, manages and operates district energy utilities in the City of Richmond, on the City's behalf, including but not limited to energy production, generation or exchange, transmission, distribution, maintenance, marketing and sales to customers, customer service, profit generation, financial management and advisory services for energy and infrastructure.

CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2022

4. Investment in Lulu Island Energy Company Ltd. (continued):

Summarized financial information relating to LIEC is as follows:

	2022	2021
Cash, cash equivalents, and investments	\$ 15,516	\$ 15,755
Accounts receivable	2,241	1,676
Tangible capital assets	45,745	38,905
Total assets	63,502	56,336
Accounts payable and accrued liabilities	3,853	2,671
Government grants	241	-
Deferred contributions	13,018	7,754
Project agreement/concession liability	11,362	12,264
Total liabilities	28,474	22,689
Shareholder's equity	\$ 35,028	\$ 33,647
Total revenue	\$ 7,608	\$ 6,431
Total expenses	6,227	5,520
Net income	\$ 1,381	\$ 911

Included in accounts payable and accrued liabilities in the City's consolidated statement of financial position are payables to LIEC in the amount of \$152,937 (2021 - \$151,454).

On October 30, 2014, LIEC and Corix Utilities Inc. ("Corix") entered into a 30-year Concession agreement (the "Concession Agreement"), where Corix will design, construct, finance, operate and maintain the infrastructure for the district energy utility at the Oval Village community (the "OVDEU project"). On September 22, 2022, the LIEC terminated the Concession Agreement after the Company entered into a new project agreement (the "Project Agreement") with Project Contractor, a wholly-owned subsidiary of Corix to design, build, finance, operate and maintain City Centre District Energy Utility infrastructure providing heating and cooling services to new residential and mixed use commercial developments within the City Centre area (the "CCDEU project"). The existing OVDEU project has been transferred into the CCDEU project, and the OVDEU plant and equipment, financing and operations are now executed by the Project Contractor under the Project Agreement.

CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2022

5. Accounts receivable:

	2022	2021
Water and sewer utilities	\$ 14,760	\$ 13,243
Casino revenue	3,363	2,701
Capital grants	9,536	6,873
Other trade receivables	7,787	6,838
	\$ 35,446	\$ 29,655

6. Debt reserve fund deposits and contingent demand notes:

The City issues its debt instruments through the Municipal Finance Authority (the "MFA"). As a condition of these borrowings, a portion of the debenture proceeds is withheld by the MFA in a Debt Reserve Fund. The City also executes demand notes in connection with each debenture whereby the City may be required to loan certain amounts to the MFA. These demand notes are contingent in nature and are not reflected in the City's accounts. The details of the cash deposits and contingent demand notes at December 31, 2022 are as follows:

	Cash deposits	Contingent demand notes
General Revenue Fund	\$ 1,468	\$ 5,147

7. Post-employment benefits:

The City provides certain post-employment benefits, non-vested sick leave, compensated absences, and termination benefits to its employees.

	2022	2021
Accrued benefit obligation, beginning of year	\$ 35,324	\$ 35,414
Current service cost	2,698	2,644
Interest cost	872	728
Past service cost	21	992
Benefits paid	(2,923)	(2,035)
Actuarial gain	(3,255)	(2,419)
Accrued benefit obligation, end of year	\$ 32,737	\$ 35,324

An actuarial valuation for these benefits was performed to determine the City's accrued benefit obligation as at December 31, 2022. This actuarial gain is being amortized over a period equal to the employees' expected average remaining service lifetime of 11-years.

CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2022

7. Post-employment benefits (continued):

	2022	2021
Accrued benefit obligation, end of year	\$ 32,737	\$ 35,324
Unamortized net actuarial gain	4,891	2,071
Accrued benefit liability, end of year	\$ 37,628	\$ 37,395

Actuarial assumptions used to determine the City's accrued benefit obligation are as follows:

	2022	2021
Discount rate	4.40%	2.40%
Expected future inflation rate	2.50%	2.00%
Expected wage and salary range increases	2.50% to 3.00%	2.50% to 3.00%

8. Development cost charges:

	2022	2021
Balance, beginning of year	\$ 224,655	\$ 221,151
Contributions	30,053	16,873
Interest	4,777	2,854
Revenue recognized	(22,434)	(16,223)
Balance, end of year	\$ 237,051	\$ 224,655

9. Deposits and holdbacks:

	Balance December 31, 2021	Deposit contributions / interest earned	Refund/ expenditures	Balance December 31, 2022
Security deposits	\$ 84,096	\$ 47,514	\$ (5,329)	\$ 126,281
Developer contributions	7,912	17	(10)	7,919
Damage deposits	5,793	3,533	(2,183)	7,143
Contract holdbacks	3,860	4,778	(3,849)	4,789
Other	4,380	677	(1,182)	3,875
	\$ 106,041	\$ 56,519	\$ (12,553)	\$ 150,007

CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2022

10. Deferred revenue:

	Balance December 31, 2021	Externally restricted inflows	Revenue earned	Balance December 31, 2022
Taxes and utilities	\$ 25,116	\$ 26,231	\$ (25,116)	\$ 26,231
Building permits/development	14,265	10,052	(7,198)	17,119
Oval	1,551	2,048	(478)	3,121
Capital grants	6,074	6,824	(9,887)	3,011
Business licenses	2,637	2,300	(2,256)	2,681
Parking easement/leased land	2,418	60	(50)	2,428
Other	4,125	4,587	(4,240)	4,472
	\$ 56,186	\$ 52,102	\$ (49,225)	\$ 59,063

11. Debt, net of MFA sinking fund deposits:

The City obtains debt instruments through the MFA pursuant to security issuing bylaws under authority of the Community Charter to finance certain capital expenditures.

Gross amount for the debt less principal payments and actuarial adjustments to date are as follows:

MFA issue	Loan authorization bylaw	Gross amount borrowed	Repayments and actuarial adjustments	Net debt 2022	Net debt 2021
127	9075	\$ 50,815	\$ 38,999	\$ 11,816	\$ 17,386
158	10334	96,000	-	96,000	-
		\$ 146,815	\$ 38,999	\$ 107,816	\$ 17,386

Current borrowing includes:

MFA issue	Issue date	Term (yrs.)	Maturity date	Interest rate	Refinancing date
127	April 7, 2014	10	April 7, 2024	3.30%	-
158	September 23, 2022	20	September 23, 2042	4.09%	September 23, 2032

CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2022

11. Debt, net of MFA sinking fund deposits (continued):

Interest expense incurred for the year on the long-term debt was \$2,750,689 (2021 - \$1,676,895). Repayments on net outstanding debt over the next five years and thereafter are as follows:

2023	\$ 9,187
2024	9,538
2025	3,636
2026	3,764
2027	3,895
Thereafter	77,796
	<hr/>
	\$ 107,816

12. Tangible capital assets:

Cost	Balance December 31, 2021	Additions and transfers	Disposals	Balance December 31, 2022
Land	\$ 1,077,254	\$ 44,227	\$ -	\$ 1,121,481
Building and building improvements	576,752	22,907	(4,048)	595,611
Infrastructure	1,912,378	45,169	(6,370)	1,951,177
Vehicles, machinery and equipment	166,131	12,419	(1,602)	176,948
Library's collections, furniture and equipment	10,710	1,029	(613)	11,126
Assets under construction	60,690	2,681	-	63,371
	<hr/>			
	\$ 3,803,915	\$ 128,432	\$ (12,633)	\$ 3,919,714

Accumulated amortization	Balance December 31, 2021	Disposals	Amortization expense	Balance December 31, 2022
Building and building improvements	\$ 229,433	\$ (3,548)	\$ 20,340	\$ 246,225
Infrastructure	916,345	(6,233)	41,043	951,155
Vehicles, machinery and equipment	111,216	(1,474)	10,408	120,150
Library's collections, furniture and equipment	7,654	(613)	931	7,972
	<hr/>			
	\$ 1,264,648	\$ (11,868)	\$ 72,722	\$ 1,325,502

CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2022

12. Tangible capital assets (continued):

Net book value	December 31, 2022	December 31, 2021
Land	\$ 1,121,481	\$ 1,077,254
Buildings and building improvements	349,386	347,319
Infrastructure	1,000,022	996,033
Vehicles, machinery and equipment	56,798	54,915
Library's collection, furniture and equipment	3,154	3,056
Assets under construction	63,371	60,690
Balance, end of year	\$ 2,594,212	\$ 2,539,267

(a) Assets under construction:

Assets under construction having a value of \$63,371,507 (2021 - \$60,690,017) have not been amortized. Amortization of these assets will commence when the asset is put into service.

(b) Contributed tangible capital assets:

Contributed tangible capital assets have been recognized at fair market value at the date of contribution and recorded in other capital funding revenue on the statement of operations. The value of contributed assets received during the year is \$41,331,921 (2021 - \$61,004,232) comprised of land in the amount of \$30,863,846 (2021 - \$17,281,008), infrastructure in the amount of \$5,123,075 (2021 - \$20,810,489), buildings in the amount of \$5,345,000 (2021 - \$22,682,598). There were no machinery and equipment contributed in 2022 (2021 - \$230,137).

(c) Tangible capital assets disclosed at nominal values:

Where an estimate of fair value could not be made, the tangible capital asset was recognized at a nominal value.

(d) Works of art and historical treasures:

The City manages and controls various works of art and non-operational historical cultural assets including building, artifacts, paintings, and sculptures located at City sites and public display areas. The assets are not recorded as tangible capital assets and are not amortized.

(e) Write-down of tangible capital assets:

There were no write-down of tangible capital assets in 2022 (2021 - nil).

CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2022

13. Accumulated surplus:

	General and Reserve Fund	Waterworks Utility Fund	Sewerworks Utility Fund	Richmond Olympic Oval	Library	2022 Total	2021 Total
Investment in tangible capital assets	\$ 2,570,222	\$ -	\$ -	\$ 7,872	\$ 3,155	\$ 2,581,249	\$ 2,521,629
Reserves (note 14)	693,338	-	-	9,846	-	703,184	647,209
Appropriated surplus	245,113	19,157	11,775	1,166	3,351	280,562	256,020
Investment in LIEC	35,028	-	-	-	-	35,028	33,647
Surplus	14,954	885	6,621	610	830	23,900	24,826
Other equity	5,246	-	-	-	-	5,246	4,556
Balance, end of year	\$ 3,563,901	\$ 20,042	\$ 18,396	\$ 19,494	\$ 7,336	\$ 3,629,169	\$ 3,487,887

14. Reserves:

	Balance, December 31, 2021	Change during year	Balance, December 31, 2022
Affordable housing	\$ 14,293	\$ 1,134	\$ 15,427
Arts, culture and heritage	3,526	47	3,573
Capital building and infrastructure	122,720	6,905	129,625
Capital reserve	244,445	19,380	263,825
Capstan station	11,149	3,433	14,582
Child care development	10,078	91	10,169
Community legacy and land replacement	1,458	87	1,545
Drainage improvement	57,159	2,581	59,740
Equipment replacement	25,206	1,682	26,888
Hamilton area plan community amenity	3,007	598	3,605
Leisure facilities	18,970	8,798	27,768
Local improvements	7,571	189	7,760
Neighborhood improvement	8,037	551	8,588
Oval	8,100	1,746	9,846
Public art program	4,405	423	4,828
Sanitary sewer	49,611	3,907	53,518
Steveston off-street parking	336	3	339
Steveston road ends	155	(8)	147
Waterfront improvement	187	(6)	181
Watermain replacement	56,796	4,434	61,230
	\$ 647,209	\$ 55,975	\$ 703,184

CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2022

15. Pension plan:

The City and its employees contribute to the Municipal Pension Plan (a jointly trustee pension plan). The board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2021, the plan has about 227,000 active members and approximately 118,000 retired members. Active members include approximately 42,000 contributors from local governments.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate may be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability.

The most recent valuation for the Municipal Pension Plan as at December 31, 2021, indicated a \$3,761 million funding surplus for basic pension benefits on a going concern basis.

The next valuation will be as at December 31, 2024, with results available in 2025.

Employers participating in the plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the plan records accrued liabilities and accrued assets for the plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the plan.

The City paid \$13,914,367 (2021 - \$14,125,356) for employer contributions while employees contributed \$12,078,813 (2021 - \$11,777,413) to the plan in fiscal 2022.

16. Contingent assets and contractual rights:

(a) Contingent assets:

Contingent assets are possible assets arising from existing conditions or situations involving uncertainty. That uncertainty will ultimately be resolved when one or more future events not wholly within the City's control occurs or fails to occur.

The City has legal claims, service agreements, and land dedications that may qualify as contingent assets. Amounts cannot be estimated as of December 31, 2022. Contingent assets are not recorded in the consolidated financial statements.

CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2022

16. Contingent assets and contractual rights (continued):

(b) Contractual rights:

The City has entered into contracts or agreements in the normal course of operations that it expects will result in revenue and assets in future fiscal years. The City's contractual rights are comprised of leases, licenses, grants and various other agreements, including the provision of police services with the Vancouver Airport Authority. The following table summarizes the expected revenue from the City's contractual rights:

2023	\$ 37,876
2024	13,377
2025	2,947
2026	1,707
2027	1,729
Thereafter	5,778

The City is entitled to receive revenue from certain other agreements. The revenue from these agreements cannot be quantified and has not been included in the amounts noted above.

17. Commitments and contingencies:

(a) Joint and several liabilities:

The City has a contingent liability with respect to debentures of the Greater Vancouver Water District, Greater Vancouver Sewerage and Drainage District and Metro Vancouver Regional District, to the extent provided for in their respective Enabling Acts, Acts of Incorporation and Amending Acts. Management does not consider payment under this contingency to be likely and therefore no amounts have been accrued.

(b) Lease payments:

The City is committed to operating lease payments for premises and equipment in the following approximate amounts:

2023	\$ 3,839
2024	3,545
2026	2,305
2026	2,173
2027 and thereafter	4,012

CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2022

17. Commitments and contingencies (continued):

(c) Litigation:

As at December 31, 2022, there were a number of claims or risk exposures in various stages of resolution. The City has made no specific provision for those where the outcome is presently not determinable.

(d) Municipal Insurance Association of British Columbia ("Association"):

The City is a participant in the Association. Should the Association pay out claims in excess of premiums received, it is possible that the City, along with other participants, would be required to contribute towards the deficit. Management does not consider external payment under this contingency to be likely and therefore, no amounts have been accrued.

(e) Contractual obligation:

The City has entered into various contracts for services and construction with periods ranging beyond one year. These commitments are in accordance with budgets passed by Council.

(f) E-Comm Emergency Communications for Southwest British Columbia Incorporated ("E-Comm"):

The City is a shareholder of the E-Comm whose services provided include: regional 9-1-1 call centre for the Greater Vancouver Regional District; Wide Area Radio network; dispatch operations; and records management. The City has 2 Class A shares and 1 Class B share (of a total of 37 Class A and 18 Class B shares issued and outstanding as at December 31, 2022). As a Class A shareholder, the City shares in both funding the future operations and capital obligations of E-Comm (in accordance with a cost sharing formula), including any lease obligations committed to by E-Comm up to the shareholder's withdrawal date.

(g) Community associations:

The City has agreements with the various community associations which operate the community centers throughout the City. The City generally provides the buildings and grounds, pays the operating costs of the facilities, and provides certain staff and other services such as information technology. Typically the community associations are responsible for providing programming and services to the community. The community associations retain all revenue which they receive.

CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2022

18. Trust funds:

Certain assets have been conveyed or assigned to the City to be administered as directed by agreement or statute. The City holds the assets for the benefit of and stands in fiduciary relationship to the beneficiary. The following trust fund is excluded from the City's consolidated financial statements.

	2022	2021
Richmond Community Associations	\$ 696	\$ 1,928

19. Taxation and levies:

	2022	2021
Taxes collected:		
Property taxes	\$ 524,934	\$ 496,172
Payment-in-lieu of taxes and grants	37,860	24,326
Local improvement levies	84	84
	562,878	520,582
Less transfers to other authorities:		
Province of British Columbia - School taxes	(210,071)	(192,631)
TransLink	(45,904)	(42,926)
Metro Vancouver	(9,116)	(8,029)
BC Assessment Authority	(6,741)	(6,297)
Sewer debt collect via payment in lieu of taxes	(114)	(43)
Other	(36)	(30)
	(271,982)	(249,956)
Less payment-in-lieu of taxes retained by the City	(21,314)	(14,789)
	\$ 269,582	\$ 255,837

20. Other revenue:

	2022	2021
Developer contributions	\$ 14,957	\$ 6,580
Tangible capital assets gain on sale of land	260	722
Penalties and fines	6,382	4,210
Parking program	1,781	1,343
Recycle BC	3,083	2,884
Other	8,743	6,138
	\$ 35,206	\$ 21,877

CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2022

21. Government transfers:

Government transfers are received for operating and capital activities. The operating transfers consist of gaming revenue and provincial and federal contributions. Capital transfers are included in other capital funding sources revenue. The source of the government transfers are as follows:

	2022	2021
Operating		
Province of British Columbia	\$ 19,273	\$ 12,590
TransLink	3,891	3,815
Government of Canada	2,291	1,999
Capital		
Province of British Columbia	8,619	6,069
TransLink	885	2,947
Government of Canada	1,410	567
	\$ 36,369	\$ 27,987

22. Segmented reporting:

The City provides a wide variety of services to its residents. For segment disclosure, these services are grouped and reported under service areas/departments that are responsible for providing such services. They are as follows:

- (a) **Community Safety** brings together the City's public safety providers such as Police (RCMP), Fire-Rescue, Emergency Programs, and Community Bylaws. It is responsible for ensuring safe communities by providing protection services with a focus on law enforcement, crime prevention, emergency response, and protection of life and properties.
- (b) **Utilities** provide such services as planning, designing, constructing, operating, and maintaining the City's infrastructure of water, sewer, drainage and diking networks and sanitation and recycling.
- (c) **Engineering, Public Works and Project Development** comprises of General Public Works, Roads and Construction, Storm Drainage, Fleet Operations, Engineering, Project Development, Sustainability and Facility Management. The services provided are construction and maintenance of the City's infrastructure and all City owned buildings, maintenance of the City's road networks, managing and operating a mixed fleet of vehicles, heavy equipment and an assortment of specialized work units for the City operations, development of current and long-range engineering planning and construction of major projects.

CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2022

22. Segmented reporting (continued):

- (d) **Community Services** comprises of Parks, Recreation, Arts, and Culture and Heritage Services. These departments ensure recreation opportunities in Richmond by maintaining a variety of facilities such as arenas, community centres, pools, etc. It designs, constructs and maintains parks and sports fields to ensure there is adequate open green space and sports fields available for Richmond residents. It also addresses the economic, arts, culture, and community issues that the City encounters.
- (e) **General Government** comprises of Mayor and Council, Corporate Administration, and Finance and Corporate Services. It is responsible for adopting bylaws, effectively administering city operations, levying taxes, legal services, providing sound management of human resources, information technology, finance, and ensuring high quality services to Richmond residents.
- (f) **Planning and Development** is responsible for land use plans, developing bylaws and policies for sustainable development in the City including the City's transportation systems, and community social development.
- (g) **Richmond Olympic Oval Corporation** is formed as a wholly owned subsidiary of the City. The City uses the Richmond Olympic Oval facility as a venue for a wide range of sports, business and community activities.
- (h) **Richmond Public Library** provides public access to information by maintaining 5 branches throughout the City.

	Community safety	Utilities	Engineering public works and project development	Community services	General government	Planning and development	Total city subtotal
Revenue:							
Taxation and levies	\$ -	\$ -	\$ -	\$ -	\$ 269,582	\$ -	\$ 269,582
User fees	-	113,417	14,548	-	-	-	127,965
Sales of services	9,062	2,269	2,439	10,996	10,280	1,778	36,824
Payments-in-lieu of taxes	-	-	-	-	21,314	-	21,314
Provincial and federal grants	219	15	4,061	220	3,724	65	8,304
Development cost charges	-	415	2,392	12,527	2,202	4,898	22,434
Other capital funding sources	350	1,275	10,086	501	30,864	8,144	51,220
Other revenue:							
Investment income	-	272	-	-	29,959	-	30,231
Gaming revenue	753	-	-	-	11,809	-	12,562
Licenses and permits	4,681	41	295	-	15	10,015	15,047
Other	2,037	4,092	1,137	673	11,268	240	19,447
Equity income	-	-	-	-	1,381	-	1,381
	17,102	121,796	34,958	24,917	392,398	25,140	616,311
Expenses:							
Wages and salaries	53,029	15,694	28,210	34,955	31,909	13,634	177,431
Public works maintenance	21	6,793	6,230	2,324	(1,483)	479	14,364
Contract services	68,317	10,010	5,367	2,971	4,331	2,058	93,054
Supplies and materials	2,965	37,634	1,686	11,644	12,548	933	67,410
Interest and finance	103	28,707	9	146	2,370	1	31,336
Transfer from (to) capital for tangible capital assets	(68)	2,654	12,910	2,364	483	3,207	21,550
Amortization of tangible capital assets	3,294	8,947	34,792	10,318	9,100	3,558	70,009
Loss (gain) on disposal of tangible capital assets	66	51	(101)	233	234	20	503
	127,727	110,490	89,103	64,955	59,492	23,890	475,657
Annual surplus (deficit)	\$ (110,625)	\$ 11,306	\$ (54,145)	\$ (40,038)	\$ 332,906	\$ 1,250	\$ 140,654

CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2022

22. Segmented reporting (continued):

	Total City subtotal	Richmond Public Library	Richmond Olympic Oval	2022 Consolidated	2021 Consolidated
Revenue:					
Taxation and levies	\$ 269,582	\$ -	\$ -	\$ 269,582	\$ 255,837
User fees	127,965	-	-	127,965	118,144
Sales of services	36,824	57	7,613	44,494	35,601
Payments-in-lieu of taxes	21,314	-	-	21,314	14,789
Provincial and federal grants	8,304	377	4,212	12,893	12,704
Development cost charges	22,434	-	-	22,434	16,223
Other capital funding sources	51,220	-	-	51,220	64,695
Other revenue:					
Investment income	30,231	19	-	30,250	14,968
Gaming revenue	12,562	-	-	12,562	5,700
Licenses and permits	15,047	-	-	15,047	13,995
Other	19,447	10,448	5,311	35,206	21,877
Equity income	1,381	-	-	1,381	911
	616,311	10,901	17,136	644,348	575,444
Expenses:					
Wages and salaries	177,431	7,789	10,396	195,616	179,260
Public works maintenance	14,364	26	-	14,390	13,011
Contract services	93,054	409	-	93,463	89,086
Supplies and materials	67,410	1,771	4,666	73,847	68,056
Interest and finance	31,336	4	-	31,340	30,301
Transfer from (to) capital for tangible capital assets	21,550	(344)	-	21,206	21,094
Amortization of tangible capital assets	70,009	931	1,782	72,722	68,519
Loss (gain) on disposal of tangible capital assets	503	(21)	-	482	2,436
	475,657	10,565	16,844	503,066	471,763
Annual surplus (deficit)	\$ 140,654	\$ 336	\$ 292	\$ 141,282	\$ 103,681

23. Budget data:

The budget data presented in these consolidated financial statements is based on the Consolidated 5 Year Financial Plan adopted by Council on January 24, 2022. The table below reconciles the adopted Consolidated Financial Plan to the budget amounts reported in these consolidated financial statements.

	Financial plan Bylaw No. 10327	Financial statement budget
Consolidated financial plan:		
Revenue	\$ 604,730	\$ 604,730
Expenses	522,614	522,614
Annual surplus	82,116	82,116
Less:		
Acquisition of tangible capital assets	(255,375)	-
Contributed tangible capital assets	(54,782)	-
Transfer to reserves	(78,319)	-
Debt principal	(5,570)	-
Add:		
Capital funding	303,542	-
Transfer from surplus	8,388	-
Annual surplus	\$ -	\$ 82,116

CITY OF RICHMOND

Notes to Consolidated Financial Statements

(Tabular amounts expressed in thousands of dollars, unless otherwise indicated)

Year ended December 31, 2022

24. Comparative information:

Certain comparative information has been reclassified to conform to the consolidated financial statement presentation adopted for the current year.

25. Subsequent events:

In March 2023, the City received \$20,354,000 from the Province of B.C. relating to the Growing Communities Fund grant. The Growing Communities Fund grant is a one-time grant that can be used to address the City's infrastructure and amenity needs. This amount will be recognized as revenue in 2023.



2022 | City of Richmond

FINANCIAL STATEMENT DISCUSSION & ANALYSIS

Prepared by Management

To be read in conjunction with the 2022
Financial Statements





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Introduction

The *Community Charter* requires that annual audited financial statements be prepared and presented to Council. The City's audited consolidated financial statements for the year ended December 31st, 2022 have been prepared in accordance with Canadian public sector accounting standards.

The Financial Statement Discussion and Analysis (FSD&A) provides a detailed analysis of the Consolidated Financial Statements. The FSD&A explains the significant differences in the financial statements between the reported year and the previous year as well as between budgeted and actual results. This analysis has been prepared by management and is intended to be read in conjunction with the 2022 audited consolidated financial statements.

The consolidated financial statements combine the accounts of the City of Richmond, Richmond Olympic Oval (Oval), and Richmond Public Library (Library). All future references to the "City" reflect the financial results for all entities.

Lulu Island Energy Company (LIEC) is classified as a government business entity (GBE). The City's investment in LIEC as a GBE is accounted for using the modified equity method.

Further information about the basis of consolidation is listed in Note 2 to the Consolidated Financial Statements.

The consolidated financial statements include the following statements:

- **Consolidated Statement of Financial Position** summarizes the assets (financial and non-financial), liabilities, net debt, and accumulated surplus as at December 31st, 2021 and 2022.
- **Consolidated Statement of Operations** outlines revenues, expenses, surplus for the year and accumulated surplus at year-end. This statement reflects the combined operations of the general, utility, capital, and reserve funds for the City and its consolidated entities.
- **Consolidated Statement of Changes in Net Financial Assets** outlines the changes in net financial assets as a result of annual operations, tangible capital asset transactions, as well as changes in other non-financial assets.
- **Consolidated Statement of Cash Flows** summarizes the City's cash position and changes during the year by outlining the City's sources and uses of cash.

Consolidated Statement of Financial Position

The Consolidated Statement of Financial Position shows the City's assets (financial and non-financial), liabilities and accumulated surplus. The difference between the financial assets and liabilities is the City's net financial assets, which represents the amount available for a later date.

The City maintained its strong financial position in 2022 allowing for flexibility and financial sustainability into the future.

- Financial Assets increased by \$253.5M to \$1.72B
- Liabilities increased by \$167.8M to \$696.0M
- Net financial assets increased by \$85.7M to \$1.03B
- Non-financial assets increased by \$55.6M to \$2.60B
- Accumulated surplus increased by \$141.3M to \$3.63B

The accumulated surplus includes investment in tangible capital assets, reserves, appropriated surplus, surplus, investment in LIEC and other equity. The change in accumulated surplus is referred to as annual surplus and is included on the Consolidated Statement of Operations.

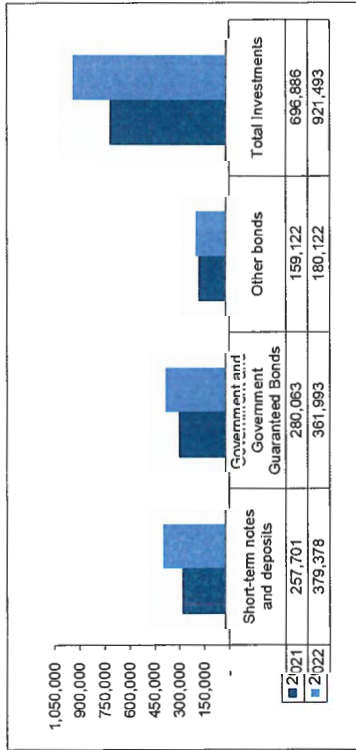
Cash

The cash balance of \$654.7M is comprised of deposits in high interest savings products. The City was able to optimize the higher investment yields on short term funds during the year due to the inversion of the yield curve. Cash decreased by \$17.4M due to the timing of cash flows.

Investments

Investments increased by \$224.6M to \$921.5M primarily due to the City's investment strategy in repositioning its fixed income investment balances by extending the investment portfolio's duration during the high interest rate environment. The increase in investment balance was primarily due to the receipt of \$96M in loan proceeds along with cash flow timing difference of capital expenditures.

Investment Portfolio by Type (\$000's)



The breakdown cash and investments include \$725M of Council approved capital projects and committed funds, \$370M of amounts collected from developments to pay for current and future capital infrastructure required to support

Financial Assets

growth and towards the City's operational or contractual requirements concerning future obligations. The remaining amount is set aside in the City's reserves, which are subject to restrictions as prescribed by the City's reserve bylaw, the *Local Government Act* and the *BC Community Charter*.

Investment in LIEC

Effective January 1, 2017, LIEC was classified as a GBE. The City uses the modified equity method to account for this investment of \$35.0M (2021 – \$33.6M).

Accrued interest receivable

Accrued interest receivable increased by \$5.7M to \$14.7M due to the increased rate of return on cash and investments.

Accounts receivable

Accounts receivable increased by \$5.8M to \$35.4M primarily due to revenues from the casino, capital grants and metered utility billings that reflect increased water consumption as many businesses reopened after pandemic restrictions were removed.

Accounts Receivable (\$000's)	2022	2021	Change
Water and sewer utilities	\$ 14,760	\$ 13,243	\$1,517
Casino revenues	3,363	2,701	662
Capital grants	9,536	6,873	2,663
Other trade receivables	7,787	6,838	949
Total	\$ 35,446	\$ 29,655	\$ 5,791

Financial Assets

Taxes receivable

Taxes receivable decreased by \$1.6M to \$15.8M due to the timing of collections.

Development fees receivable

Development fees receivable increased by \$30.8M to \$43.2M due to the timing of collections of Development Cost Charges (DCC) during the year and from new developments.

Developers have the option to pay DCCs upfront, or in installments over a two year period. When paying in installments, 1/3 of the total DCC is paid upfront, the next 1/3 installment is paid one year after the originating date, and the final 1/3 installment is paid at the two year anniversary date. The second and third payment amounts are secured by a letter of credit.

The net DCC contributions received by the City in 2022 was \$13.2M more than 2021. The increase was a result of more multi-family developments.

Debt reserve fund - deposits

The debt reserve fund balance of \$1.5M increased by \$0.96M from 2021 as the City received payments from the Municipal Finance Authority (MFA) for new debt incurred in 2022.



Liabilities

Accounts payable and accrued liabilities

Accounts payable and accrued liabilities increased by \$17.9M to \$104.5M. The increase is mainly attributable to the timing of the payments for School Tax, Metro Vancouver and RCMP contract accruals.

Post employment benefits

Post employment benefits increased by \$0.2M to \$37.6M. The increase is mainly attributable to the unamortized net actuarial gain for 2022 of \$2.8M offset by an adjustment to decrease the accrued obligation by \$2.6M.

Development cost charges

The DCC balance of \$237.1M (2021 - \$224.7M) is restricted by Section 566 of the *Local Government Act* and may only be used on authorized capital expenditures.

Net contributions of \$30.1M and interest earned of \$4.8M were received in 2022. The balance was offset by \$22.4M for capital project expenses funded by DCC during the year.

Development Cost Charges (\$000's)	2022	2021	Change
Balance, beginning of year	\$ 224,655	\$ 221,151	\$ 3,504
Contributions	30,053	16,873	13,180
Interest	4,777	2,854	1,923
Revenue recognized	(22,434)	(16,223)	(6,211)
Balance, end of year	\$ 237,051	\$ 224,655	\$ 12,396

The \$237.1M balance includes amounts that have been allocated to active capital projects but that remain unspent. At December 31st, 2022 there is \$79.1M (2021 - \$70.5M) committed to active capital projects. Additional DCC funding of \$20.3M was approved as part of the 2023 Capital Budget included in the Consolidated 5 Year Financial Plan (2023-2027) Bylaw No. 10429.

Deposits and holdbacks

Deposits and holdbacks increased by \$44.0M to \$150.0M mainly due to an increase of development related security deposits.

Deposits and Holdbacks (\$000's)	2022	2021	Change
Security deposits	\$ 126,281	\$ 84,096	\$ 42,185
Developer contribution	7,919	7,912	7
Damage deposits	7,143	5,793	1,350
Contract holdbacks	4,789	3,860	929
Other	3,875	4,380	(505)
Total deposits and holdbacks	\$ 150,007	\$ 106,041	\$ 43,966

Liabilities

Deferred revenues are funds that are set aside for specific purposes by legislation, regulation or agreement, and may only be used for the specified work.

Deferred Revenue (\$'000's)	2022	2021	Change
Taxes and utilities	\$ 26,231	\$ 25,116	\$ 1,115
Building permits / development	17,119	14,265	2,854
Capital grants	3,011	6,074	(3,063)
Oval	3,121	1,551	1,570
Other	9,581	9,180	401
Total deferred revenue	\$ 59,063	\$ 56,186	\$ 2,877

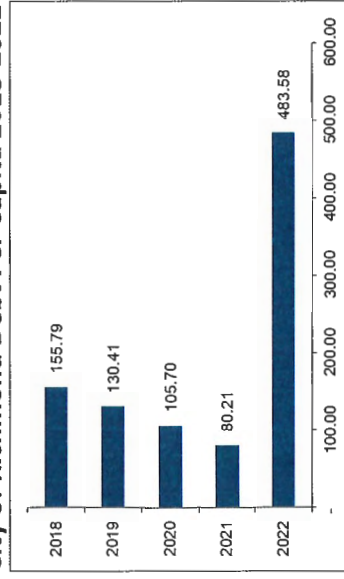
Deferred revenues decreased due to capital grants offset by increases in Oval's deferred revenue, building permits/developments and other revenues, resulting in an overall \$2.9M increase compared to 2021.

Debt, net of MFA sinking fund deposits

Debt increased by \$90.4M to \$107.8M as a result of the new \$96M debt acquired for the construction of the Steveston Community Centre and Branch Library. The new debt has a 20 year term and was obtained in 2022 at a rate of 4.09% for the duration of the first ten years of the term. The increase was offset by the annual repayment of \$5M made in 2022 towards the borrowing for the construction of the Minoru Center for Active Living facility.

The debt per capita increased to \$483.58 per person in 2022 from \$80.21 as of December 31, 2021. The increase in debt per capita is the combined result of acquiring new debt, principal payments reducing the current debt balance along with an increase in population.

City of Richmond Debt Per Capita 2018-2022

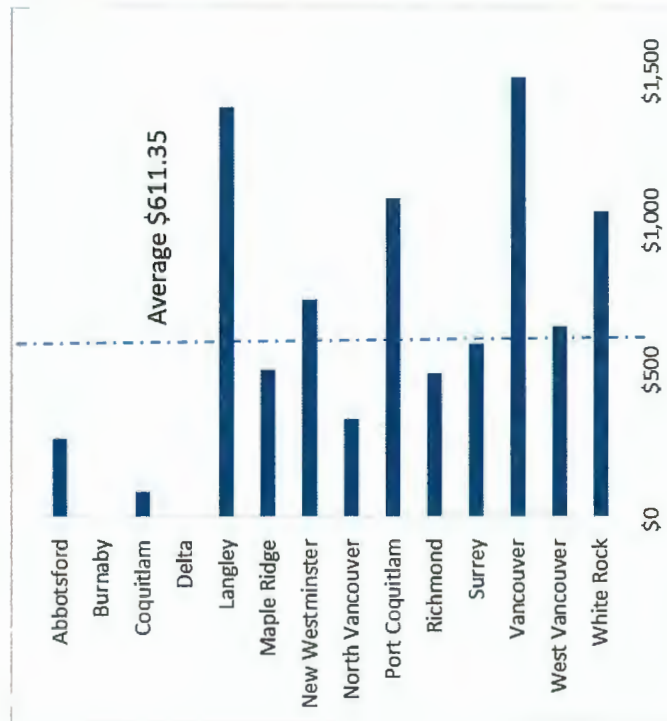


Graph has been updated with population estimates from BC Stats, Demographic Analysis Section, April 2023.

The 2021 values for the other municipalities are the most current figures available from the Local Government Statistics. For comparative purposes, Richmond's 2022 debt per capita of \$483.58 is included below and continues to be under the 2021 regional average of \$611.35.

Liabilities

Debt Per Capita by City 2021 (compared to Richmond 2022)



Long-Term debt data obtained from the Ministry of Municipal Affairs and Housing - 2021 Local Government Statistics. Population estimates for 2021 obtained from BC Stats, Demographic Section, April 2023.

Non-Financial Assets

Tangible Capital Assets

Tangible capital assets (TCA) are recorded at original cost and are amortized over their useful life. The net book value (original cost less accumulated amortization) is presented below. Additional information can be obtained in Note 12 of the consolidated financial statements.

TCA increased by \$54.9M to \$2.6B. The change is a result of \$128.4M of asset additions and current year amortization expense of \$72.7M.

Tangible Capital Assets (\$000's)	2022	2021	Change
Land	\$1,121,481	\$1,077,254	\$ 44,227
Buildings and building improvements	349,386	347,319	2,067
Infrastructure	1,000,022	996,033	3,989
Vehicles, machinery and equipment	56,798	54,915	1,883
Library's collections, furniture and equipment	3,154	3,056	98
Assets under construction	63,371	60,690	2,681
Total	\$2,594,212	\$2,539,267	\$ 54,945

Land increased by \$44.2M mainly due to land under roads received through rezoning, property acquisition of the Hummingbird Child Care received as a contributed asset through development and other land purchases.

Buildings increased by \$2.1M mainly due to \$22.9M increase in additions offset by \$20.3M of amortization expenses. Net disposal in 2022 was \$0.5M. The additions in 2022 included \$5.3M for the developer contributed building for Hummingbird Child Care Center and \$5.6M for the Animal Shelter Replacement.

Infrastructure increased by \$4.0M mainly due to \$45.2M increase in additions offset by \$41.0M of amortization expenses. Net disposal in 2022 was \$0.1M. The additions in 2022 included \$5.1M of contributed assets received through development and \$6.6M for drainage pump station upgrades.

Vehicles, machinery and equipment increased by \$1.9M mainly due to \$12.4M increase in additions offset by \$10.4M of amortization expenses. Net disposal in 2022 was \$0.1M. The additions in 2022 include \$3.5M for various vehicle and equipment purchases and \$2.9M for two fire trucks.

Library's collections, furniture and equipment increased by \$0.1M mainly due to \$1.0M of additions, offset by \$0.9M of amortization expenses.

Assets under construction increased by \$2.7M mainly due to the reduction relating to the capitalization of the Animal Shelter for \$3.9M, Aberdeen Park for \$1M and offset by the increase in work in progress for the Minoru Parks Lakes Renewal project by \$7.2M.

Inventory of materials and supplies

Inventory increased by \$0.7M to \$5.4M based on timing of materials issued.

Prepaid expenses

Prepaid expenses decreased by \$0.1M to \$3.8M due to timing of expenses.



Accumulated Surplus

The accumulated surplus increased by \$141.3M to \$3.6B. The annual increase is presented on the Consolidated Statement of Operations.

Accumulated Surplus (\$000's)	2022	2021	Change
Investment in TCA	\$ 2,581,249	\$ 2,521,629	\$ 59,620
Reserves	703,184	647,209	55,975
Appropriated surplus	280,562	256,020	24,542
Investment in LIEC	35,028	33,647	1,381
Surplus	23,900	24,826	(926)
Other equity	5,246	4,556	690
Total	\$ 3,629,169	\$ 3,487,887	\$ 141,282

Investment in TCA

Investment in TCA represents the equity held in assets. This balance is equal to the net book value of tangible capital assets less any outstanding debt relating to capital and capital leases.

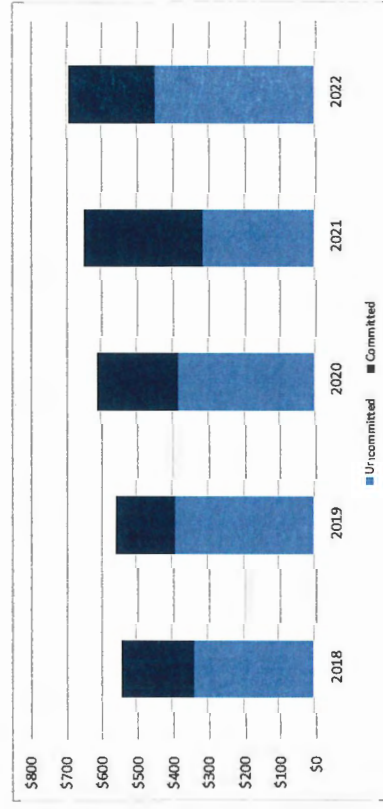
In accordance with accounting standards, this balance is accounted for using the cost method, net of accumulated amortization. It does not reflect market value or replacement value of the assets.

The investment in TCA balance increased by \$59.6M. This is the net activity of asset additions, amortization, disposals and debt reduction.

Reserves

Reserves are established by Bylaw for specific purposes, mainly capital expenditures. The balance of \$703.2M includes amounts that have been approved for expenditure but remain unspent as at December 31st. The uncommitted reserve balance is \$448.3M (2021 - \$313.7M).

Reserve Balance 2018-2022



The increase in the reserve balance is mainly attributable to the timing of capital expenditures. There are several facility construction projects approved including strategic land acquisitions and the Phoenix Net Loft that have reserve funds allocated towards the project but have not been spent as of the reporting date December 31st, 2022.

From the available \$448.3M at December 31st, 2022, \$75.4M has been approved for the City's 2023 Capital Budget and is

Accumulated Surplus

included in the Consolidated 5 Year Financial Plan (2023-2027) Bylaw No. 10429. An additional \$313.5M is estimated for the remaining four years (2024-2027) of the 5 Year Capital Plan.

Appropriated Surplus

Appropriated surplus is internally restricted for future commitments and potential liabilities. The balance increased by \$24.5M to \$280.6M primarily due to the \$7.5M relating to future debt payments and the transfer of the 2021 operating surplus of \$5.8M to the Rate Stabilization provision.

Investment in LIEC

The City's investment in LIEC is recorded under the modified equity method. The balance reflects the City's share equity in LIEC on December 31st, 2022 at \$35.0M, an increase of \$1.4M from the 2021 balance of \$33.6M.

Surplus

The consolidated surplus decreased by \$0.9M to \$23.9M in 2022 due to the offsetting impact of transferring the 2021 operating surplus of \$5.8M to the Rate Stabilization provision and the increase due to the 2022 operating surplus of \$5.5M.

Other Equity

Other equity relates to the City's inventory. The balance increased by \$0.7M to \$5.2M in 2022.



Consolidated Statement of Operations

The Consolidated Statement of Operations provides a summary of the revenues, expenses, and surplus throughout the reporting period and outlines the change in accumulated surplus.

The 2022 budget amounts presented in this statement have been adjusted to reflect the differences between amounts as budgeted at the City on a modified 'cash requirement' basis and amounts recorded in these financial statements on a 'full accrual' basis.

Note 23 outlines the adjustments to the approved budget, particularly the exclusion of transfers to reserves and other funds, and tangible capital asset acquisitions. These adjustments to budgeted values are required to provide comparative budget values based on the full accrual basis of accounting. As the accrual based budget does not include transfers to reserves, investment in assets and other items, the budget presented on the financial statements can show a surplus or deficit while the budget as approved by Council is a balanced budget.

Revenues

2022 Budget to Actual Comparison

Total consolidated revenues are \$644.3M compared to the budgeted revenues of \$604.7M. Certain revenues will always be difficult to accurately budget due to the unpredictability of the source, development timing and use of funds for capital. Budget to actual variance explanations are below.

Revenues (\$'000's)	2022 Budget	2022 Actual	Variance
Taxation and levies	\$ 268,044	\$ 269,582	\$ 1,538
Utility fees	124,190	127,965	3,775
Sales of services	44,600	44,494	(106)
Payments-in-lieu of taxes	14,650	21,314	6,664
Provincial and federal grants	10,683	12,893	2,210
Development cost charges	17,749	22,434	4,685
Other capital funding sources	71,162	51,220	(19,942)
Investment income	13,165	30,250	17,085
Gaming revenue	14,500	12,562	(1,938)
Licences and permits	11,358	15,047	3,689
Other	13,683	35,206	21,523
Equity income	946	1,381	435
Total	\$ 604,730	\$ 644,348	\$ 39,618

Taxation and levies had a favourable variance of \$1.5M mainly due to higher than expected new growth and supplementary roll adjustments.

Utility fees had a favourable variance of \$3.8M mainly due to

unbudgeted preconstruction revenue, higher customer counts for water, sewer, recycling and garbage offset by lower metered billings due to lower than budgeted consumption.

Sales of services is on budget with a variance from budget of only \$0.1M.

Payments in lieu of taxes had a favourable variance of \$6.7M mainly due to the one-time receipt of \$5.7M for properties previously under dispute, which was settled relating to the years 2007 to 2020.

Provincial and federal contributions were favourable by \$2.2M mainly due to the new Local Government Climate Action Program grant received, traffic fine revenue, Oval revenue from the 2010 Games Operating Trust Fund and various other grants higher than budgeted.

Development cost charges had a favourable variance of \$4.7M due to the timing of capital expenditures as revenue is recognized when the capital expenditures are incurred.

Other capital funding had an unfavourable variance of \$20.0M due to lower than budgeted amounts relating to contributed assets received through development and the timing of externally funded capital expenditures. The revenue recognition relating to contributed assets is based on the timing of the development and when the ownership of assets are transferred to the City which is difficult to estimate.

Revenues

Investment income had a favourable variance of \$17.1M due to higher interest rates in 2022 and earned from the loan proceeds of \$96.0M received in September 2022 for the Steveston Community Centre and Branch Library.

Gaming revenue had an unfavourable variance of \$1.9M due to actual revenue received from net gaming activities at the River Rock Casino being less than estimated in the budget.

Licences and permits had a favourable variance of \$3.7M due to higher building permit revenues than budget and higher underpinning revenues.

Other revenue had a favourable variance of \$21.5M mainly due to unbudgeted developer reserve contributions, higher interest and tax penalties revenue from the one-time Payment in Lieu of Taxes received in 2022 relating to the years 2007 to 2020, higher hotel tax revenue as travel resumes and higher external cost recoveries.

Equity income relates to the City's investment in LIEC. LIEC's net income for the year was favourable to budget by \$0.4M.



Revenues

2022 to 2021 Actual Comparison

Total 2022 consolidated revenues were \$644.3M compared to \$575.4M in 2021.

Revenues (\$000's)	2022 Actual	2021 Actual	Change
Taxation and levies	\$269,582	\$255,837	\$ 13,745
Utility fees	127,965	118,144	9,821
Sales of services	44,494	35,601	8,893
Payments-in-lieu of taxes	21,314	14,789	6,525
Provincial and federal grants	12,893	12,704	189
Development cost charges	22,434	16,223	6,211
Other capital funding sources	51,220	64,695	(13,475)
Investment income	30,250	14,968	15,282
Gaming revenue	12,562	5,700	6,862
Licences and permits	15,047	13,995	1,052
Other	35,206	21,876	13,330
Equity income	1,381	911	470
Total	\$644,348	\$575,443	\$68,905

Taxation and levies increased by \$13.7M due to higher than expected new growth and the approved tax rate increase.

Utility fees increased by \$9.8M due to higher preconstruction activity, higher metered billings, higher drainage and dyke utility revenue, higher recycling and recycling commission revenue, higher regional sewer debt levy and garbage revenue.

Sales of services increased by \$8.9M mainly due to recreational program revenue, higher facility revenue as activities return to pre-pandemic levels, higher recovery of general expenses, higher rental and lease revenue resulting from renewal increases and new leases, offset by lower admin fee revenue.

Payments in lieu of taxes increased by \$6.5M mainly due to a one-time payment of \$5.7M for properties previously under dispute relating to the years 2007 to 2020.

Provincial and federal contributions are consistent with 2021 with a slight increase of \$0.2M.

Development cost charges increased by \$6.2M due to timing of capital expenditures as development cost charges revenue is recognized when the amounts are spent most notably from activity on the Minoru Park Lakes Renewal project.

The other capital funding decreased by \$13.5M mainly due to decrease in donated assets by developers, offset by an increase in capital funding from external sources.

Investment income increased by \$15.3M due to higher interest rates in 2022. Bank of Canada has raised its policy rates from 0.25% to 4.25% in 2022, which has resulted in higher yield rates for City's investments. A larger investment balance in 2022 also resulted in higher investment income.

Revenues

Gaming revenue increased by \$6.9M in 2022 due to River Rock Casino being open for the full year in 2022 compared to being open for only half of the year in 2021.

Licences and permits increased by \$1.1M mainly due to higher building permits revenue recognized due to higher building activity in 2022 vs in 2021.

Other revenue increased by \$13.3M due to higher developer reserve contributions and higher interest and tax penalties revenue from the one-time Payment in Lieu of Taxes received in 2022 relating to the years 2007 to 2020.

Equity income relates to the City's investment in LIEC. LIEC's net income for 2022 increased by \$0.5M.

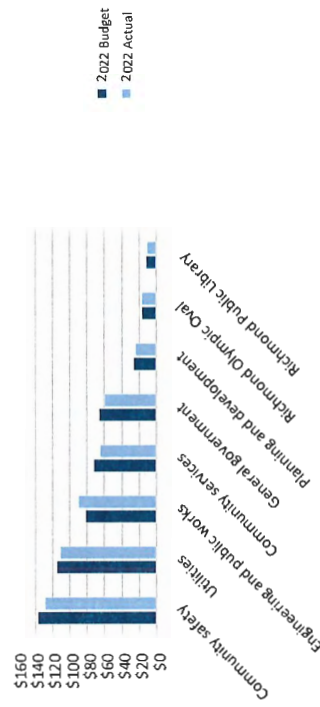


Expenses

2022 Budget to Actual Comparison

Total consolidated expenses are \$503.1M compared to the budget of \$522.6M.

2022 Expenses by Function



The following comparisons are before transfers to provisions and/or reserves:

Community Safety had a favourable variance of \$8.3M mainly due to lower policing contract costs than budgeted as a result of RCMP unionization costs being conservatively budgeted, the number of officers invoiced being less than budgeted, and staff vacancies.

Utilities had a favourable variance of \$3.9M mainly due to lower spends on receivable projects, less labour costs as more was spent on capital projects, and less water purchased than budgeted due to lower consumption, lower consulting

expenses, processing fees, lower waste management and container collection fees and vacant positions.

Engineering and public works had an unfavourable variance of \$7.8M mainly due to higher capital expenditures that did not meet the capitalization criteria including box culvert repairs, railway crossing environmental works and contribution to New Westminster's Boundary Road Pump Station, higher amortization expenses due to dike upgrade additions, offset by lower operating expenses.

Community Services had a favourable variance of \$6.6M mainly due to savings in salaries and contract expenses as operations have not fully returned to pre-pandemic levels.

General Government had a favourable variance of \$6.6M mainly due to vacant positions and unspent contingencies.

Planning and Development had a favourable variance of \$2.0M mainly due to lower transfer from capital expenses than budgeted, less labour expense than budgeted, lower operating expenses, partially offset by higher than budgeted amortization expense.

Library services had a favourable variance of \$0.6M mainly due to staff vacancies.

Oval had an unfavourable variance of \$0.6M mainly due to salaries and other expenses being higher than budget.

Expenses

2022 to 2021 Actual Comparison

Total 2022 consolidated expenses were \$503.1M compared to \$473M in 2021.

Expenses (\$000's)	2022 Actual	2021 Actual	Change
Community safety	\$ 127,727	\$ 123,232	\$ 4,495
Utilities: water, sewer and sanitation	110,490	106,519	3,971
Engineering, public works and project development	89,103	80,083	9,020
Community services	64,955	59,873	5,082
General government	59,492	52,996	6,496
Planning and development	23,890	25,166	(1,276)
Richmond Olympic Oval	16,844	14,079	2,765
Richmond Public Library	10,565	9,816	749
Total	\$ 503,066	\$ 471,764	\$ 31,302

Community Safety expenses increased by \$4.5M mainly due to higher fire rescue costs as a result of the 12 additional firefighters authorized in 2021 working their first full year and new equipment being amortized for the first full year and due to higher policing costs.

Utilities expenses increased by \$4.0M mainly due to higher Greater Vancouver Sewerage and Drainage District operating and maintenance costs, increase in labour and materials expense, and an increase in Metro Vancouver water purchase costs due to an increase in the summer bulk rate.

Engineering, Public Works and Project Development expenses increased by \$9.0M mainly due to capital expenditures that did not meet criteria for capitalization, higher amortization in 2022 due to dike upgrade additions, higher operating and maintenance expenses due to more road maintenance projects, increased snow response costs and higher facility repairs costs.

Community services increased by \$5.1M mainly due to reopening of facilities and increased operational levels towards the pre-pandemic levels which resulted in higher labour expense, services and supplies and contract expenses. The increase was partially offset by transactions in 2021 that did not recur including Phoenix Net Loft Stabilization expenses and loss on disposal of the Minoru Aquatic Centre building.

General government expenses increased by \$6.5M mainly due to higher labour and fringe expense as operations return toward pre-pandemic levels, including fringe benefits and collective agreement step increases. Increased operating expenses mainly due to higher rental property costs, professional and legal fees, insurance costs, 2022 election costs and employee training costs.

Planning and development costs decreased by \$1.3M as 2021 included a \$3.0M contribution to TransLink for the Capstan Canada Line Station which did not recur in 2022, partially offset by higher labour costs and amortization expense due to the first full year of new childcare facilities being operational.

Expenses

Library services expenses increased by \$0.7M mainly due to filling staff vacancies.

Oval expenses increased by \$2.8M mainly due to higher labour and programming expenses as activities return to pre-pandemic levels.

Expenses by Object

Expenses (\$000's)	2022 Actual	2021 Actual	Change
Wages and salaries	\$195,616	\$ 179,260	\$16,356
Public works maintenance	14,390	13,011	1,379
Contract services	93,463	89,086	4,377
Supplies and materials	73,847	68,056	5,791
Interest and finance	31,340	30,301	1,039
Transfer from (to) capital for tangible capital assets	21,206	21,094	112
Amortization of tangible capital assets	72,722	68,519	4,203
Loss on disposal of tangible capital assets	482	2,436	(1,954)
Total	\$ 503,066	\$ 471,763	\$31,303

Wages and salaries increased by \$16.4M due to vacancies being filled as operations continue to return to pre-pandemic levels, including fringe benefits and collective agreement increases.

Public Works maintenance increased by \$1.4M due to higher material and equipment costs incurred for catch-up of

maintenance projects that were put on hold due to the COVID-19 pandemic.

Contract services increased by \$4.4M mainly to programs resuming towards pre-pandemic levels including higher policing costs, expenses and consulting expenses.

Supplies and Materials increased by \$5.8M due to higher services and supplies costs and higher other operating costs as operations return toward pre-pandemic levels.

Interest and finance increased by \$1.0M mainly due to an accrual of interest expense for Steveston Community Centre and Library debt.

Transfer from (to) capital for tangible capital assets increased by \$0.1M, which is consistent with the prior year.

Amortization of tangible capital assets increased by \$4.2M due to more capital assets added and full year amortization for assets than were capitalized in 2021 including dike upgrades, childcare facilities and fire rescue equipment.

Loss on the disposal of tangible capital assets decreased by \$2.0M mainly due to lower loss realized on asset retirement of building, infrastructure, machinery, and equipment compared to 2021, which included the disposal of the Minoru Aquatic Centre building.

Annual Surplus

The 2022 consolidated annual surplus of \$141.3M is calculated as the difference between revenues and expenses and is reflected in the change in the accumulated surplus.

Annual Surplus Distribution

The largest driver of the \$141.3M annual surplus is the change in investment in capital assets of \$59.6M. This is the net activity of asset additions \$128.4M offset by amortization expense of \$72.7M, disposals and debt reduction.

Investment in LIEC increased by \$1.4M.

Appropriated surplus increased by \$24.5M relating to future commitments and potential liabilities.

Reserves increased by \$56.0M due to the timing of capital expenditures. Included in the total reserve balance is \$254.9M committed towards active capital projects.

Surplus decreased by \$0.9M mainly due to net impact of transferring the 2021 operating surplus of \$5.8M to Rate Stabilization provision offset by the 2022 operating surplus of \$5.5M.

Other surplus increased by \$0.7M.



Consolidated Statement of Changes in Net Financial Assets

The Consolidated Statement of Changes in Net Financial Assets focuses on the net assets of the City, adjusting the annual surplus for the impact of tangible capital assets: mainly deducting the costs to acquire assets, and adding back amortization charged during the year.

An important measure of any government's financial condition is its net financial assets: calculated as financial assets (e.g. cash, receivables, and investments) less liabilities (e.g. trade and employment payables, deposits and debt).

The City's net financial assets as at December 31st, 2022 increased by \$85.7M to \$1.025B (2021 - \$940M).

Consolidated Statement of Cash Flows

The Consolidated Statement of Cash Flows is a summary of how the City's cash position changed during the year, highlighting sources and uses of cash, including the use of cash to acquire capital assets.

The City's cash decreased by \$17.4M to \$654.7M and investments increased by \$224.6M to \$921.5M.

In 2022, cash provided by operating activities was \$203.4M, compared to \$70.6M in 2021. This was mainly due to the change in accounts payable and deposits and holdbacks.

Cash used in capital activities was \$86.6M, compared to \$60.4M in 2021.

Cash from financing activities was \$90.4M compared to \$5.4M used in 2021, and was due to the proceeds from new debt less payments on existing debt.

Cash used for investing activities was \$224.6M, compared to cash received from investing activities of \$137.1M in 2021.

Ratio Analysis

The Public Sector Accounting Board (PSAB) encourages the Government sector to conduct ratio analysis as per the Statement of Recommended Practice (SORP) 4: Indicators of Financial Condition. The analysis enables the readers of financial reports to use the indicators to assess the City's ability to respond to changes in the economic climate. It also allows readers to interpret the financial reports and assess the quality of financial management.

The analysis addresses the following three key areas:

- **Assessment of sustainability** measures and demonstrates the ability of a government entity to carry out its service commitments, settles financial commitments to creditors, employees and others without increasing the debt or tax burden in the economy that it operates.
- **Assessment of flexibility** measures and demonstrates the degree to which a government entity can change the level of debt and tax burden in order to meet its service commitments or settle financial commitments.
- **Assessment of vulnerability** measures and demonstrates the degree by which a government entity is dependent on sources of funding outside its control or influence or is exposed to risk that could impair its ability to meet its service and financial commitments.

The following table presents the ratio analysis for the three-year period 2020-2022:

Assessment of sustainability

• Assets to liabilities, indicates sustainability by the extent to which the government entity finances its operations by issuing debt. A ratio higher than one indicates that a government has accumulated surplus and has assets greater than liabilities. Included in the City's liabilities are DCCs and deferred revenue which represent an obligation to perform future works.				
	2022	2021	2020	
Sustainability ratios:				
Assets to liabilities (times)	6.2	7.6	6.8	
Financial assets to liabilities (times)	2.5	2.8	2.5	
Net debt to total revenues	16.7%	3.0%	3.9%	
Net debt to the total assessment	0.09%	0.02%	0.02%	
Expenses to the total assessment	0.4%	0.5%	0.6%	
• Financial assets to liabilities, indicates sustainability by the degree that future revenues are required to pay for past transactions and events. A higher ratio indicates a greater ability to cover liabilities.				
	2022	2021	2020	
Flexibility ratios:				
Debt charges to revenues	0.4%	0.3%	0.3%	
Net book value of capital assets to cost	66.2%	66.8%	67.3%	
Net book value of capital assets (excluding land) to cost	52.6%	53.6%	54.1%	
Own source revenue to the assessment	0.5%	0.5%	0.5%	
• Net debt to total revenue, indicates the financial burden over the earning capacity and also indicates how future revenues will be needed for financing of past transactions and events. A lower percentage indicates a lesser reliance on future revenues to finance existing debt.				
	2022	2021	2020	
Vulnerability ratios:				
Government transfers to total revenues	4.0%	3.2%	3.4%	
Government transfers (excluding gaming revenue) to total revenues	2.0%	2.2%	2.9%	
The increase in the 2022 ratio is due to the \$96.0M debt acquired for the Steveston Community Centre and Branch Library. Though this ratio has increased, the burden over the earning capacity is partially mitigated due to the use of gaming revenue to fund the annual debt servicing costs as opposed to relying on taxation revenue. The annual debt servicing costs				
An explanation of each of the ratios is provided below.				

relating to the Minoru Centre for Active Living, currently funded from \$5.0M gaming revenue and \$1.0M taxation revenue will be applied to the Steveston Community Centre and Branch Library annual servicing costs once the final repayment for the Minoru Centre for Active Living is complete in 2024.

- Net debt to total assessment, indicates the relationship between the level of debt and the state of the local economy. A lower percentage indicates a lesser reliance on the current assessment base to finance existing debt.
- Expenses to total assessment, indicates the trend of the government spending in connection to the state of the local economy. A lower percentage indicates a lesser reliance on the current assessment base to finance existing expenses.

Assessment of flexibility

- Debt charges to revenues, indicates the extent to which past borrowing decisions present a constraint on a government's ability to meet its financial commitments. A lower ratio indicates a lesser reliance on existing revenues to finance debt charges.
- Net book value of capital assets to cost, indicates the estimated useful life of the capital assets to provide

services. A higher ratio indicates a newer asset inventory.

- Net book value of capital assets (excluding land) to cost, indicates the estimated useful life remaining of depreciable capital assets. Land is not a depreciable asset and its inclusion can distort the net book value to cost ratio. A higher ratio indicates a newer asset inventory.
- Own source revenue to assessment, indicates the degree to which represents the percentage of taxes taken from its own tax base. A lower ratio indicates a lesser proportion of existing revenues from own sources on the current assessment base.

Assessment of vulnerability

- Government transfers to total revenue, indicates the degree to which the local government is dependent on provincial or federal grants. A higher ratio indicates a higher proportion of grants.

Environmental Analysis

The City provides a wide array of services to residents, businesses and visitors. The Council Strategic Plan help guide the development and implementation of the City's work programs and operations.

The following section highlights:

- Council Strategic Plan 2018-2022
- Council Strategic Plan 2022-2026
- Environment
 - Business Licences
 - Housing Activity
 - Population
- City Services

Strategic Plans

Council decisions guide and influence the City's social and physical development, the quality of life and lifestyle choices available to residents, the relative safety and protection of residents and businesses, and the role the City plays within the region. To help Council manage this important agenda, the "Council Strategic Plan" process is undertaken at the start of each new term of office to determine Council's desired focus and priorities in order to ensure City work programs are appropriately aligned. This process forms an integral part of City operations, and helps to ensure a focused and productive workforce that makes the most effective use of public resources. In alphabetical order, the eight strategic focus areas for the Council Strategic Plan 2018-2022 include:

- 1. A Safe and Resilient City**
Continue enhancing and protecting the safety and well-being of Richmond.
- 2. A Supported Economic Sector**
Continue facilitation of diversified economic growth through innovative and sustainable policies, practices, and partnership.
- 3. A Sustainable and Environmentally Conscious City**
Adapt environmentally conscious decision-making that demonstrates leadership in implementing innovative, sustainable practices and supports the City's unique biodiversity and island ecology.

4. An Active and Thriving Richmond

Support an active and thriving community characterized by diverse social and wellness programs, services and spaces that foster health and well-being for all.

5. An Engaged and Informed Community

Ensure that the citizenry of Richmond is well-informed and engaged about City business and decision-making.



Strategic Plans

6. One Community Together

Continue support on vibrant and diverse arts and cultural activities and opportunities for community engagement and connection.

7. Sound Financial Management

Maintain the City's strong financial position with clear accountability through transparent budgeting practices and effective public communication that supports the needs of the community into the future.

8. Strategic and Well-Planned Growth

Continue leadership in effective and sustainable growth that supports the City's physical and social needs.



Strategic Plans

The Council Strategic Plan 2022-2026 identifies the collective priorities and focus areas for Richmond's City Council for the current term of office. The Council Strategic Plan allows the City to provide effective management and delivery of services in a manner that is responsive and flexible to address the current and future needs of all those who live, work and play in Richmond.

The six high level areas of focus for the Council Strategic Plan 2022-2026 include:

- 1. Proactive in Stakeholder and Civic Engagement**
Proactive stakeholder and civic engagement to foster understanding and involvement and advance Richmond's interests.
- 2. Strategic and Sustainable Community Growth**
Strategic and sustainable growth that supports long-term community needs and a well-planned and prosperous city.
- 3. A Safe and Prepared Community**
Community safety and preparedness through effective planning, strategic partnerships and proactive programs.
- 4. Responsible Financial Management and Governance**
Responsible financial management and efficient use of public resources to meet the needs of the community.

5. A Leader in Environmental Sustainability
Leadership in environmental sustainability through innovative, sustainable and proactive solutions that mitigate climate change and other environmental impacts.

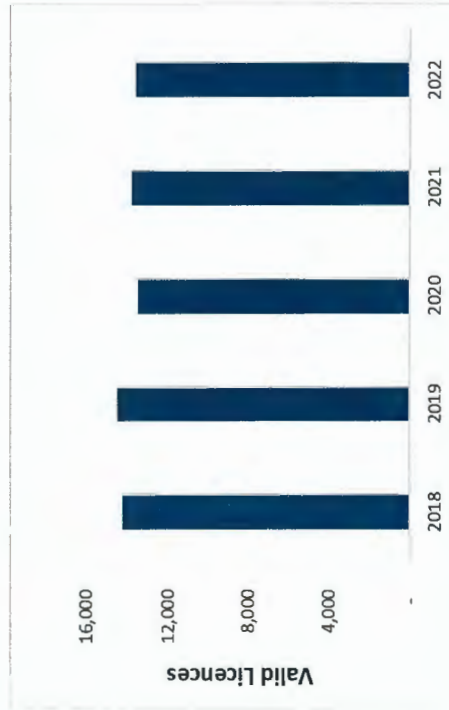
6. A Vibrant, Resilient and Active Community
Vibrant, resilient and active communities supported by a wide variety of opportunities to get involved, build relationships and access resources.



Business Licences

The total number of business licences issued decreased to 13,574 in 2022 compared to 13,792 licences issued in 2021.

Business Licences 2018-2022



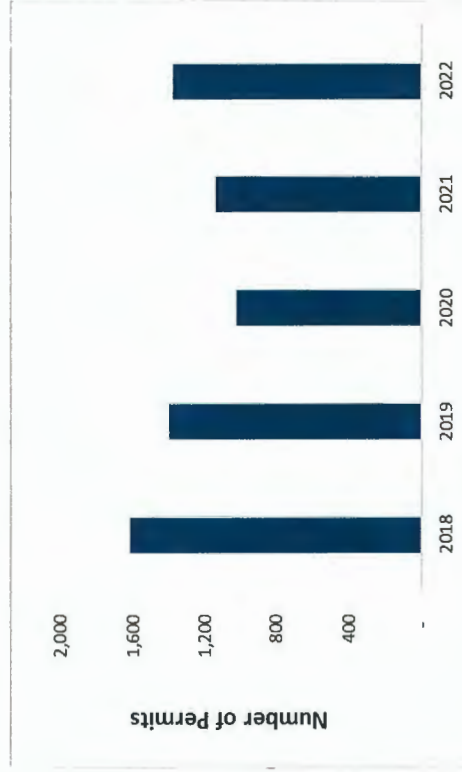
Housing Activity

Richmond house prices increased by 10.9%, with a 2022 detached median house price of \$2,020,000. The total number of sales decreased year-over-year by 36.4% to 3,669 from 5,770 in 2021.

In 2022, the total number of building permits issued was 1,382, which was a 21.3% increase from 2021. The year over

year, changes are cyclical. The increase is a result of increases in all types permits issued including single family dwellings, multi-family developments, commercial and industrial. The actual permit fees collected for 2022 was \$13.1M.

Building Permits 2018-2022



The construction value of building permits issued in 2022 was \$926.6M, which increased by approximately 28.9% from 2021 of \$719.1M.

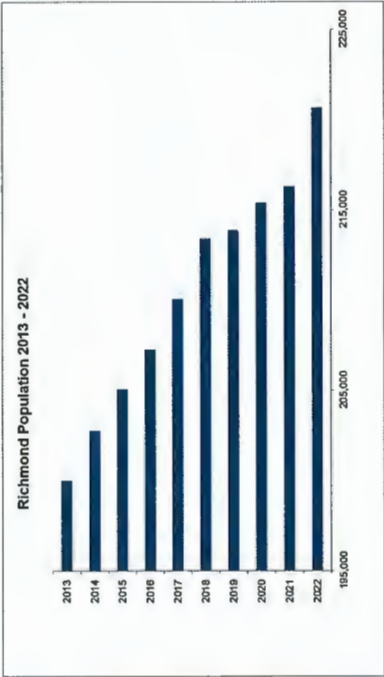
The number of development applications received in 2022 decreased by 3.4% to 143 applications from 148 applications in 2021. Total fees collected in 2022 decreased by 22.6%.



Population

Richmond’s current population is estimated at 222,954 which is a 2.9% increase from 2021. According to the latest Statistics Canada Census, Richmond is the fourth most populous municipality in the Greater Vancouver region.

Richmond Population 2013-2022



Graph has been updated with population figures from BC Stats, Demographic Analysis Section, updated April 2023.

Services

The City of Richmond provides a wide array of services to residents, businesses and visitors. The City is responsible for delivering the following services in Richmond:

- Performing land use and transportation planning, building approvals, property use and zoning.
- Providing and maintaining roads, dikes, water and sewerage systems, drainage and irrigation systems.
- Providing sanitation and recycling services.
- Providing for the safety and protection of citizens by maintaining policing, fire-rescue services, bylaw enforcement, emergency and environmental programs.
- Providing for the recreational and cultural needs of citizens by: funding library services; building and maintaining recreational and cultural facilities, including pools, arenas, community centres, art centres, theatre and numerous heritage sites.
- Designing, constructing, and maintaining a recreational trail system and a system of parks with playing fields, playgrounds, and various amenities including tennis courts and basketball courts.
- Developing a sustainable community through: affordable housing, child care programs, wellness and outreach programs, tree protection, pesticide use restrictions, waste reduction programs, pollution prevention, district energy utility, energy management programs, purchasing policies and high performance building programs.

- Providing business licences and economic development initiatives.
- Administering property taxes and utility bills.
- Working to safeguard the financial well-being of the City through the provision of effective and reliable financial services and information to Council, staff and the public.
- Working to safeguard and enhance the livability and social, financial, and environmental sustainability of our community and surrounding environment.
- Representing the interests of our citizens on various regional bodies responsible for providing services such as transit, drinking water, waste disposal, and air quality monitoring and reporting.

These services are provided through the use of funds as approved by Council in the 2022 operating, capital and utility budgets.

	2020	2021	2022
Population growth (per annum) ¹	0.71%	0.75%	2.86%
Capital construction costs (\$mil) ²	\$158.88	\$210.56	\$95.77
City Grants Program (\$mil)	\$0.82	\$0.85	\$0.88
Other grants (\$mil) ³	\$1.59	\$1.54	\$1.74
RCMP calls for services	55,085	57,888	55,711
Fire Rescue Responses	6,412	9,494	11,317

¹ Annual growth based on updated population figures from BC Stats, Demographic Analysis Section, April 2023.

² This reflects the amended capital budget excluding internal transfers, debt repayment and contributions.

³ Other grants include contributions towards Gateway Theatre, Richmond Center for Disability, Richmond Therapeutic Equestrian Society, various youth grants and Provision Transfer.

Conclusion

The City's financial management has positioned Richmond well to continue to carry out and meet Council's Strategic Plan and service commitments to provide a safe and desirable community to live, work and play in, while providing value for taxpayers.

The FSD&A provides a detailed analysis of the Consolidated Financial Statements and explains the significant differences in the financial statements between the reported year and the previous year as well as between budgeted and actual results.

The Consolidated Financial Statements and FSD&A provide details about past activity and the balances at December 31st of the fiscal year. This information, in conjunction with planning documents, provides a comprehensive depiction of the future financial viability of the City.

In 2003, Council adopted the Long Term Financial Management Strategy (LTFMS) to ensure prudent fiscal practices while maintaining the City's high service standards and balancing current and long term financial needs. The effects of this policy can be seen in the current financial health of the organization.

The LTFMS policy forms the foundation for the City's financial planning, including the preparation of the Five Year Financial Plan Bylaws.

The 2022 – 2026 Five Year Financial Plan combines the Operating, Utility and Capital Budgets. It provides details on the services provided, anticipated revenues and expenses, and planned capital projects.

Additional information about the current financial plan can be found at:

<http://www.richmond.ca/cityhall/finance/reporting/fiveyear.htm>





City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: April 17, 2023
File: RZ 22-027435

Re: Application by Bradley Dore for Rezoning at 9671 No. 1 Road from "Single Detached (RS1/E)" Zone to "Compact Single Detached (RC2)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10447, for the rezoning of 9671 No. 1 Road from "Single Detached (RS1/E)" zone to "Compact Single Detached (RC2)" zone, be introduced and given first reading.

Wayne Craig
Director, Development
(604-247-4625)

WC:ac
Att. 5

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	

Staff Report

Origin

Bradley Dore has applied on behalf of the owner, Lavocata Holdings Ltd., Inc. No. BC 1388010 (Directors: Caterina Rizzo and Benny Taddei), to the City of Richmond for permission to rezone 9671 No. 1 Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, to permit the property to be subdivided to create two single-family lots, each with vehicle access from the rear lane. A map and aerial photograph showing the location of the subject site is included in Attachment 1. The proposed subdivision is shown in Attachment 2.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).

Subject Site Existing Housing Profile

There is an existing unoccupied single-family dwelling on the property with vehicle access from the rear lane, which is proposed to be demolished. The applicant has confirmed that there is no existing secondary suite in the dwelling.

Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: A single-family dwelling on a property zoned “Compact Single Detached (RC1)” fronting No. 1 Road.

To the South: A single-family dwelling on a property zoned “Compact Single Detached (RC1)” fronting No. 1 Road.

To the East: Across No 1. Road, a single-family dwelling on a lot zoned “Single Detached (RS1/C)” fronting No. 1 Road and a single-family dwelling on a lot zoned “Single Detached (RS1/B)” fronting Peterson Drive.

To the West: Across the lane, a single-family dwelling on a property zoned “Single Detached RS1/E)” fronting Desmond Road.

Related Policies & Studies

Official Community Plan/Seafair Planning Area

The subject property is located in the Seafair planning area, and is designated “Neighbourhood Residential” in the Official Community Plan (OCP). The proposed rezoning and subdivision are consistent with this designation.

Arterial Road Policy

The subject property is designated “Arterial Road Compact Lot Single Detached” on the Arterial Road Housing Development Map. The Arterial Road Land Use Policy requires all compact lot developments to be accessed from the rear lane only. The proposed rezoning is consistent with this Policy.

Prior to final adoption of the rezoning bylaw, the applicant must submit a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director, Development, and deposit a Landscaping Security based on 100 per cent of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should comply with the guidelines of the OCP’s Arterial Road Policy and include any required replacement trees identified as a condition of rezoning.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the early public notification or placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act* and the City’s *Zoning Bylaw 8500*.

Analysis

This redevelopment proposes to rezone and subdivide one existing single-family property into two new compact single-family lots with vehicular access from the rear lane. This rezoning and subdivision is consistent with the lot fabric and vehicular access of the adjacent lots on No. 1 Road. Similar applications to rezone and subdivide properties have been approved both to the north and south on the subject property along No. 1 Road.

Existing Legal Encumbrances

None.

Transportation and Site Access

Vehicular access to No. 1 Road is not permitted in accordance with Residential Lot (Vehicular) Access Bylaw No. 7222 and therefore will be restricted to the rear lane only.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 11 bylaw-sized trees on the subject property, no trees on neighbouring properties, and no trees on City property.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and supports the Arborist's findings, with the following comments:

- Three bylaw-sized trees tag #52 (Western red cedar), tag #59 (Western red cedar) and tag #60 (Western red cedar) located along the No. 1 Rd frontage are identified as being in good condition and are to be retained and protected.
- Five bylaw-sized trees tag #53 (Western red cedar), tag #54 (Western red cedar), tag #55 (Western red cedar), tag #56 (Western red cedar,) and tag #57 (Hiba arborvitae) located along the No. 1 Road frontage are identified as being in poor condition; either dying (sparse canopy foliage), have been previously topped or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions. These trees also conflict with the service and utility corridor. As a result, these trees are not good candidates for retention and should be removed.
- One bylaw-sized tree tag #58 (Blue spruce) located along the No. 1 Road frontage is outside the service and utility corridor, however, is identified as being low value due to its crown being so spindly that it is structurally codependent with the adjacent trees of the row. As a result, this tree is not a good candidate for retention and should be removed.
- Two bylaw-sized trees tag #50 (Western red cedar) and tag #51 (Western red cedar) are identified as being in fair condition but have low landscape value due to their shrub-like form and conflict with the proposed development. As a result, these trees are not good candidates for retention and should be removed.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove eight on-site trees (Trees #50, 51, 53, 54, 55, 56, 57 and 58). The 2:1 replacement ratio would require a total of 16 replacement trees.

The applicant has agreed to plant (3) replacement trees on-site. One new tree in the rear yard of each lot and one shared tree in the front yard straddling the shared property line. The proposed number of trees to be planted takes into consideration overcrowding and future site servicing works. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
3	8 cm	4 m

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$9,750.00 to the City's Tree Compensation Fund in lieu of the remaining 13 trees that cannot be accommodated on the subject property after redevelopment.

Tree Protection

Three trees (tag #52, #59 and #60) on the property are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during the development stage (Attachment 4). As the existing site grade is lower than the sidewalk along No. 1 Rd, the plan provides cross-section details showing that the lot grade within the protection zone of all trees will be maintained at its current elevation and that only small portions of the lot are proposed to be filled to accommodate pedestrian walkways from the sidewalk along the No. 1 Road frontage to the front entries of each dwelling. To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Tree Planting and Landscaping

Consistent with Zoning Bylaw regulations and the landscape guidelines for compact lots in the Arterial Road Land Use Policy, the applicant must plant and maintain three new trees on the new lots. The City's Tree Preservation Coordinator has identified that the new trees must be a minimum 8 cm caliper for deciduous trees or 4 m high for coniferous trees.

To ensure that the required trees are planted and maintained on each lot proposed and that the front yards of the proposed lots are enhanced, the applicant is required to complete the following prior to final adoption of the rezoning bylaw:

- Submit a Landscape Plan for the front yards prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development. The Landscape Plan must comply with the guidelines of the Arterial Road Land Use Policy in the OCP.
- Submit a Landscaping Security based on 100 per cent of a cost estimate for the proposed Landscape Plan works provided by the Landscape Architect (including materials, installation and a 10 per cent contingency). This security should include \$2,250.00 (\$750.00/tree) to ensure three new trees are planted and maintained on the new lots.

Affordable Housing Strategy

The City's Affordable Housing Strategy for single-family rezoning applications requires a secondary suite or coach house on 100 per cent of new lots created through single-family rezoning and subdivision applications; a secondary suite or coach house on 50 per cent of new lots created and a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of the total buildable area of the remaining lots; or a cash-in-lieu contribution of the total buildable area of all lots where a secondary suite cannot be accommodated in the development.

Consistent with the Affordable Housing Strategy, the applicant has proposed to provide a one-bedroom secondary suite of a minimum of 48.8 m² (525 ft²) in each of the dwellings to be constructed on the new lots, for a total of two suites. Prior to the adoption of the rezoning bylaw, the applicant must register a legal agreement on Title to ensure that no Building Permit inspection is granted until a minimum one-bedroom secondary suite of approximately 48.8 m² (525 ft²) is constructed on each of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Site Servicing and Frontage Improvements

At Subdivision stage, the applicant must enter into a Servicing Agreement for the design and construction of the required site servicing, as described in Attachment 5. A significant portion of the frontage is identified for tree retention and may not be impacted. The existing frontage is to be retained as it is in good condition and consistent with the rest of the block.

At subdivision stage, the applicant is also required to pay:

- \$16,858.05 plus applicable interest for cost recovery of rear lane drainage upgrades previously constructed by the City as part of a City Capital Works Program in accordance with Works and Services Cost Recovery Bylaw 8752.
- The current year's taxes, Development Cost Charges (City, Metro Vancouver and TransLink), School Site Acquisition Charges, Address Assignment Fees, and the costs associated with the completion of the site servicing and other improvements as described in Attachment 5.

Financial Impact or Economic Impact

This rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

Conclusion

The purpose of this application is to rezone 9671 No. 1 Road from "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2) zone, to permit the property to be subdivided to create two single-family lots with vehicle access from the rear lane.

The proposed rezoning and subdivision are consistent with the applicable plans and policies affecting the subject site.

The list of rezoning considerations is included in Attachment 5, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10447 be introduced and given first reading.

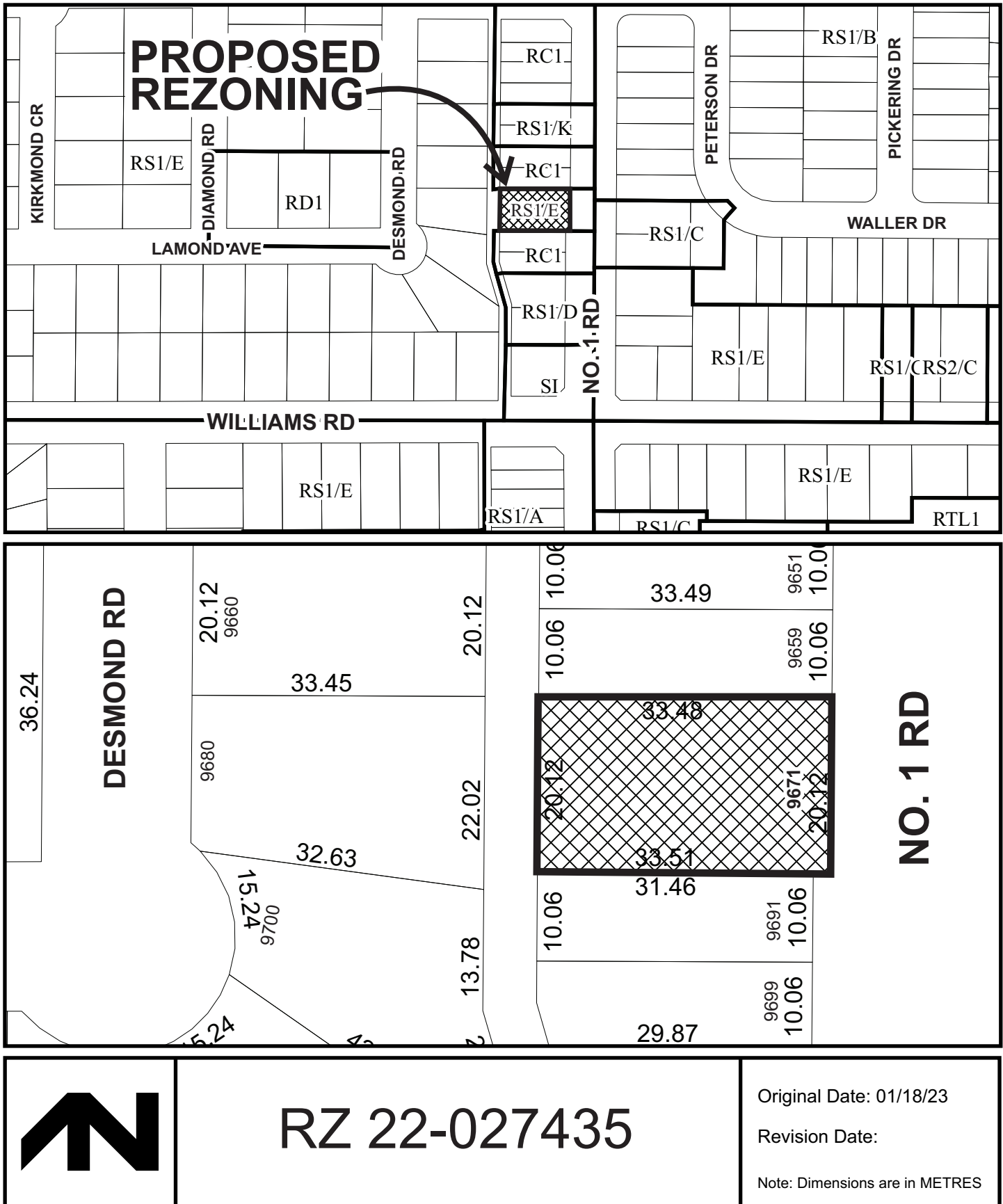


Alexander Costin
Planning Technician – Design
(604-276-4200)

AC:js

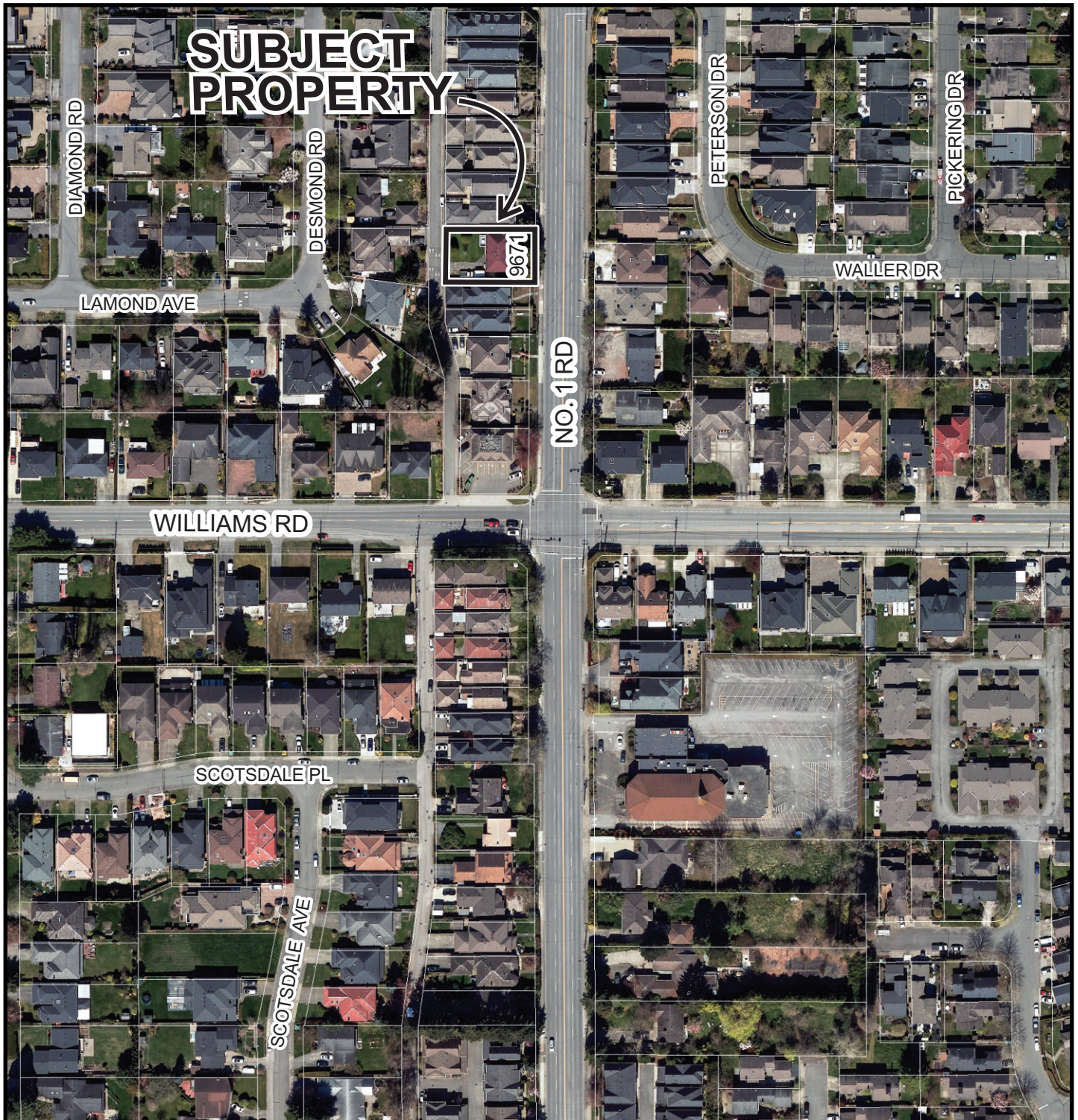
- Att. 1: Location Map/Aerial Photo
 2: Site Survey and Proposed Subdivision Plan
 3: Development Application Data Sheet
 4: Tree Retention Plan
 5: Rezoning Considerations

City of
Richmond





City of Richmond



RZ 22-027435

Original Date: 01/18/22

Revision Date:

Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 22
BLOCK 9 SECTION 27 BLOCK 4 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT PLAN 19428**

#9671 NO 1 ROAD,
RICHMOND, B.C.
P.I.D. 010-487-859

LEGEND:

- (C) denotes conifer
- denotes round catch basin
- denotes manhole
- denotes water meter
- ⊗ denotes round inspection chamber
- ⊕ denotes traffic sign
- ⊙ denotes power post
- TW denotes top of retaining wall

NOTE:

Elevations shown are based on
City of Richmond HPN
Benchmarks.

Old Control Monument GCM#36099

Elevation: 3.741m
Benchmarks: HPN #234
Control Monument 77H4891
Elevation: 1.128m

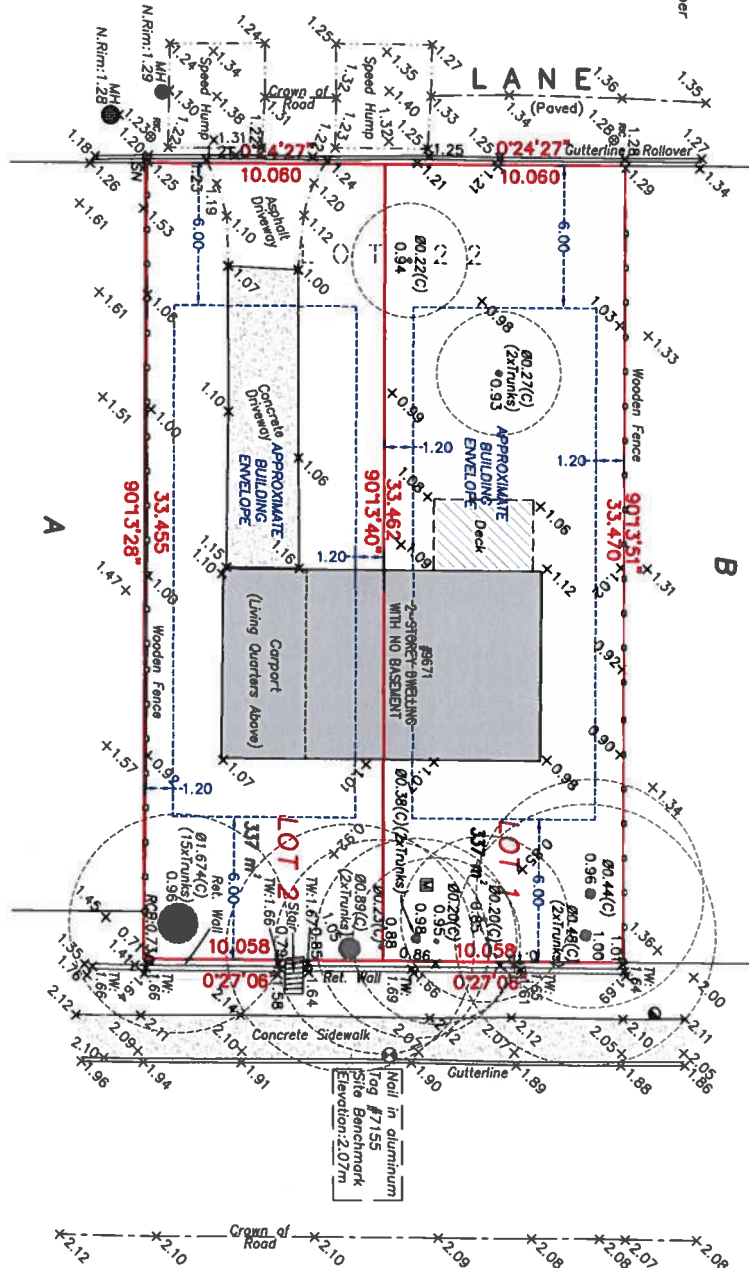
NOTE:

Use site Benchmark Tag #7155
for construction elevation control.

© copyright

J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: (604) 214-8928
Fax: (604) 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 7995
PB-415 P59-60
Drawn By: LK

DWG NO. 7995-TOPO



SCALE: 1:200

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

NO 1 ROAD

CERTIFIED CORRECT:

LOT DIMENSION ACCORDING TO
FIELD SURVEY.

Johnson Tam
JQ05M3
Digitally signed by
Johnson Tam JQ05M3
Date: 2022.11.30
09:06:51 -08'00'

JOHNSON C. TAM, B.C.L.S., C.L.S.

November 24th, 2022.



RZ 22-027435

Attachment 3

Address: 9671 No. 1 Road

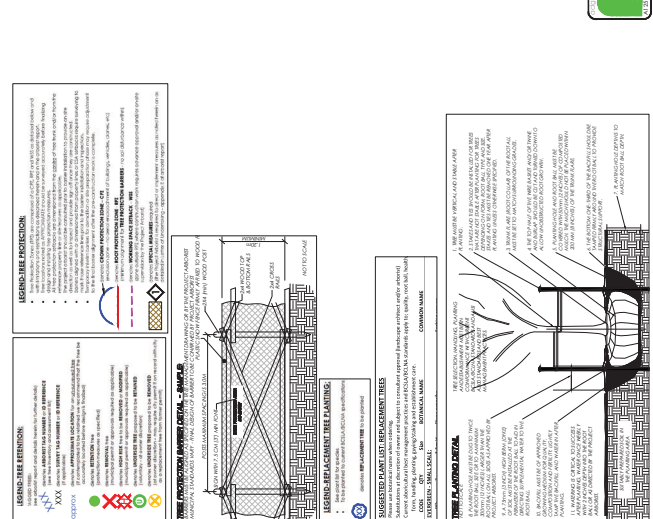
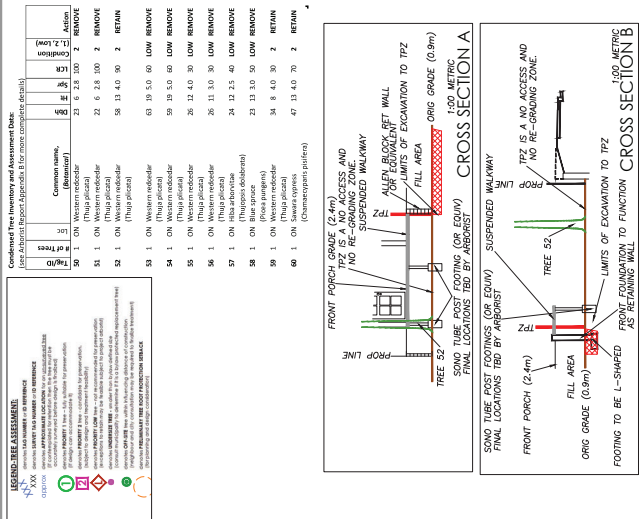
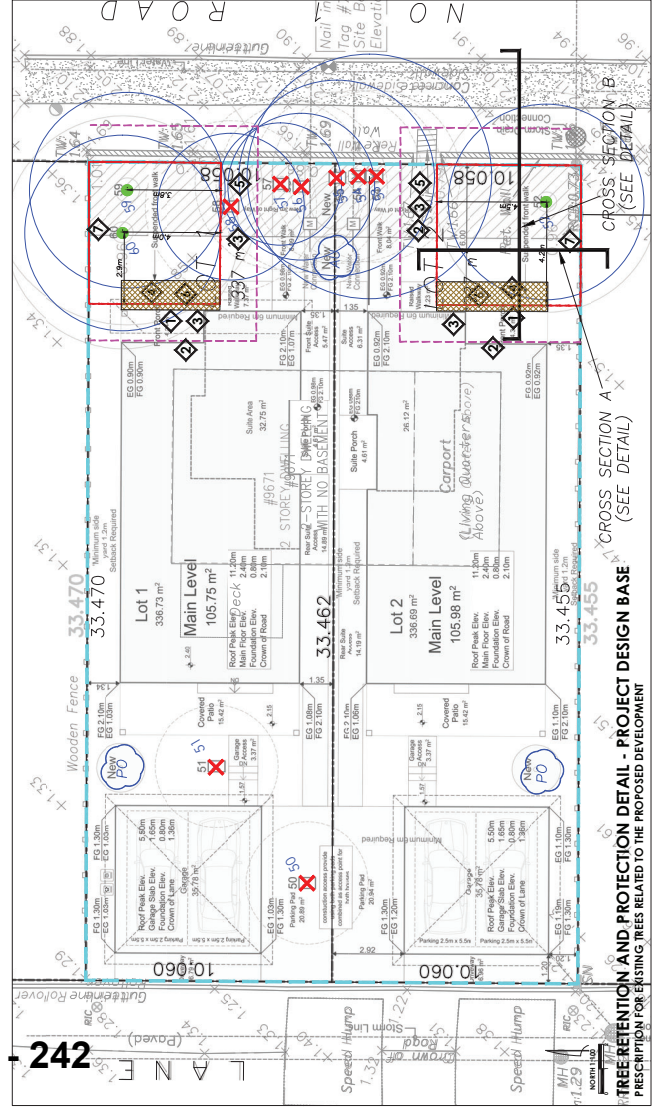
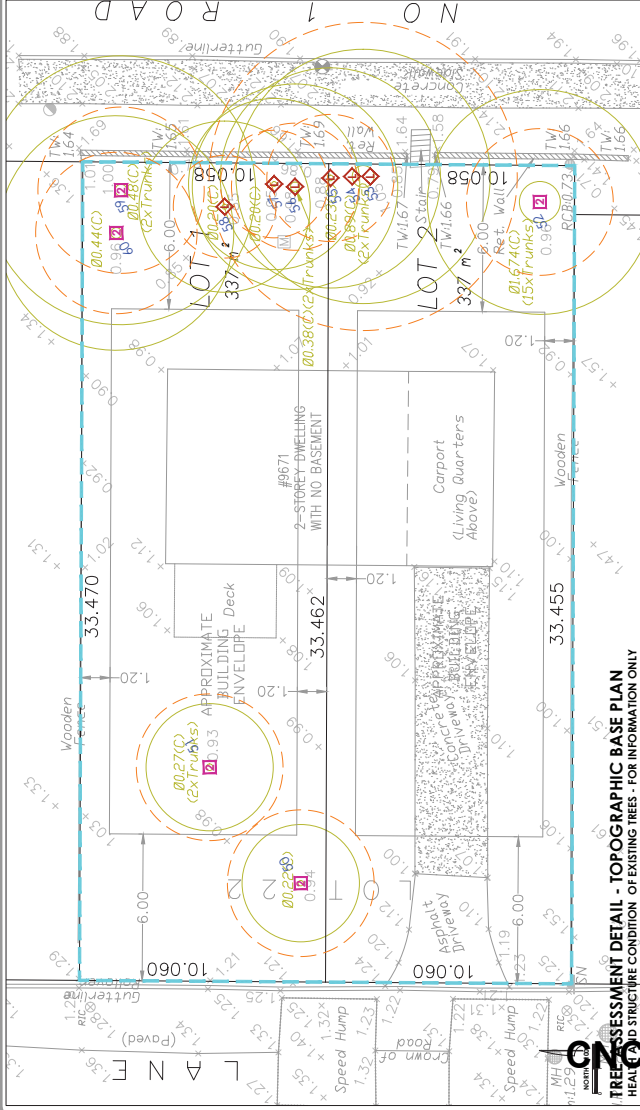
Applicant: Bradley Dore

Planning Area(s): Seafair

	Existing	Proposed
Owner:	Lavocata Holdings Ltd., Inc. No. BC 1388010	To be determined.
Site Size (m²):	674 m ²	Lot 1: 337 m ² Lot 2: 337 m ²
Land Uses:	One single-detached lot	Two single detached lots
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Compact Single Detached (RC2)
Number of Units:	1	2
Other Designations:	Arterial Road Compact Lot Single Detached	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	none permitted
Buildable Floor Area (m ²):*	Lot 1: Max. 202 m ² (2174ft ²) Lot 2: Max. 202 m ² (2174 ft ²)	Lot 1: Max. 202 m ² (2174ft ²) Lot 2: Max. 202 m ² (2174 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 50% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	Building: Max. 50% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	none
Lot Size:	270 m ²	Lot 1: 337 m ² Lot 2: 337 m ²	none
Lot Dimensions (m):	Width: 9.0 m Depth: 24.0 m	Width: 10.1 m Depth: 33.5 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 m (Min. 1.2 to garage) Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 6.0 m (Min. 1.2 to garage) Side: Min. 1.2 m	none
Height (m):	Max. 2 ½ Storeys (9.0 m)	Max. 2 ½ Storeys (9.0 m)	none
On-site Vehicle Parking with Secondary Suite:	Min. 3 per lot	Lot 1: Min. 3 Lot 2: Min. 3	none

* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.



REMARKS AND COORDINATION

1. The proposed development is located on a lot that is zoned for residential use. The proposed development is consistent with the zoning requirements.

2. The proposed development is located on a lot that is zoned for residential use. The proposed development is consistent with the zoning requirements.

3. The proposed development is located on a lot that is zoned for residential use. The proposed development is consistent with the zoning requirements.

4. The proposed development is located on a lot that is zoned for residential use. The proposed development is consistent with the zoning requirements.

5. The proposed development is located on a lot that is zoned for residential use. The proposed development is consistent with the zoning requirements.

6. The proposed development is located on a lot that is zoned for residential use. The proposed development is consistent with the zoning requirements.

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8. The proposed development is located on a lot that is zoned for residential use. The proposed development is consistent with the zoning requirements.

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10. The proposed development is located on a lot that is zoned for residential use. The proposed development is consistent with the zoning requirements.

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10. The proposed development is located on a lot that is zoned for residential use. The proposed development is consistent with the zoning requirements.



Address: 9671 No. 1 Road

File No.: RZ 22-027435

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10447, the developer is required to complete the following:

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - include the 3 required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
3	8 cm		4 m

2. City acceptance of the developer's offer to voluntarily contribute \$9750.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a Tree Survival Security to the City in the amount of \$30,000.00 for the three trees to be retained.
5. Registration of a flood indemnity covenant on title (2.9 m GSC – Area A).
6. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a 1-bedroom secondary suite of minimum 48.8 m² (525 ft²) is constructed on both future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
7. Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

Prior to a Demolition Permit being issued, the developer must complete the following requirements:

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

At Subdivision* stage, the developer must complete the following requirements:

1. Lane upgrades completed previously by the City are to be paid in the amount of \$16,858.05 plus applicable interest as per the Works and Services Cost Recovery Bylaw 8752.
2. At Subdivision stage, the applicant is required to pay the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the required servicing and other improvements.
3. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

- a) Using the OCP Model, there is 538 L/s of water available at a 20 psi residual at the No 1 Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b) At the Developer's cost, the Developer is required to:
 - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - ii) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - iii) Install a new hydrant on No 1 frontage. Per Engineering Design Specifications, family residential areas fire hydrants spacing shall not be more than 120m.
 - iv) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2n-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized via the servicing agreement process.
 - v) Provide a 3m wide right-of-way across the entire property line fronting No 1 Rd. This right-of-way shall be used to contain all the inspection chambers and water meters servicing both proposed sites. The tree protection area shall not be a part of the newly proposed right-of-way.
- c) At Developers cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.
 - ii) Cut and cap and remove the existing water service connection fronting No 1 Rd.
 - iii) Install two new water service connections each servicing one of the proposed lot c/w water meters. Each water service connection shall service one lot. The water meters shall be placed within the newly proposed right-of-way.

Storm Sewer Works:

- 1. At Developer's cost, the City will:
 - i) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - ii) As per cost recovery bylaw No. 8752, the developer is required to pay \$16,858.05 for Lot: 22 Sec: 27-4-7 PL: 19428 as part of the No 1 Rd lane (between Francis Rd & Williams Rd) improvement project.
- 2. At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.
 - ii) Cut and cap and remove existing storm service connection and IC fronting No 1 Rd.
 - iii) Install a new dual storm service connection fronting No 1 Rd closed with inspection chamber. Each storm service connection shall service one lot. The IC shall be placed within the newly proposed right-of-way.

Sanitary Sewer Works:

- a) At Developer's cost, the City will:
 - i) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
- b) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.
 - ii) Inspect and confirm the condition of two existing sanitary service connections at the southwest and northwest corner of the proposed site through CCTV inspection and sizing calculations.

- iii) If the CCTV inspection and sizing calculations confirm that the existing sanitary service connection is in good condition and has capacity, each of the existing service connections may be re-used to service the two proposed lots.

Street Lighting:

- a) At Developer's cost, the Developer is required to:
 - i) Review street lighting levels along all road and lane frontages, and upgrade as required.

General Items

- a) At Developer's cost, the Developer is required to:
 - i) Complete other frontage improvements as per Transportation requirements.
 - ii) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - iii) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
 - BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m
- iv) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
- v) Provide a video inspection report of the existing utilities along the road frontages prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the Developer's cost.
- vi) Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
- vii) Monitor the settlement at the adjacent utilities and structures during pre-loading, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.

- viii) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
 - ix) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
 - (a) Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - (b) Pipe sizes, material and slopes.
 - (c) Location of manholes and fire hydrants.
 - (d) Road grades, high points and low points.
 - (e) Alignment of ultimate and interim curbs.
 - (f) Proposed street lights design.
 - x) Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- b) The Developer is required to:
- i) Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the

Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date

(Signed copy on file)



**Richmond Zoning Bylaw 8500
Amendment Bylaw (10447)
9671 No. 1 Road**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **“COMPACT SINGLE DETACHED (RC2)”**.

P.I.D 010-487-859

Lot 22 Block 9 Section 27, Block 4 North Range 7 West New Westminster Plan 19428

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10447 ”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>Ac</i>
APPROVED by Director or Solicitor <i>R</i>

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: April 17, 2023
File: RZ 20-919143

Re: Application by Fougere Architecture Inc. for Rezoning at 7371 No. 4 Road from the "Single Detached (RS1/F)" Zone to the "Medium Density Townhouses (RTM2)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10457, for the rezoning of 7371 No. 4 Road from the "Single Detached (RS1/F)" zone to the "Medium Density Townhouses (RTM2)" zone, be introduced and given first reading.

Wayne Craig
Director, Development
(604-247-4625)

WC:cl
Att. 8

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	

Staff Report

Origin

Fougere Architecture Inc. (on behalf of Khalid Hasan of Pakland Qadri Gardens Ltd.) has applied to the City of Richmond for permission to rezone 7371 No. 4 Road from the “Single Detached (RS1/F)” zone to the “Medium Density Townhouses (RTM2)” zone, to permit the property to be developed for 19 townhouse units including two secondary suites, with vehicle access from General Currie Road. A location map and aerial photo of the subject site are provided in Attachment 1.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 2.

Existing Site Condition and Context

A survey of the subject site is included in Attachment 3. The subject site is located on the northwest corner of the intersection of No. 4 Road and General Currie Road, and is currently accessed via No. 4 Road.

Subject Site Existing Housing Profile

The subject site consists of a large lot containing a single-family dwelling that is occupied by a rental tenant. There are no secondary suites in the dwelling. The existing dwelling is proposed to be demolished at future development stage.

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

- To the North: Is a large lot zoned “Single Detached (RS1/F)”, containing a single-family dwelling, which fronts No. 4 Road, as well as a portion of a lot zoned “Town Housing (ZT16) – South McLennan and St. Albans Sub-Area (City Centre)” containing 22 townhouse units.
- To the South: Immediately across General Currie Road, is a lot zoned “Medium Density Townhouses (RTM3)”, containing 20 townhouse units.
- To the East: Immediately across No. 4 Road, are large lots zoned “Agriculture” that are located in the Agricultural Land Reserve (ALR), each of which contain single-family dwellings.
- To the West: Are medium-sized lots zoned “Single Detached (ZS14) – South McLennan (City Centre)”, each containing single-family dwellings fronting General Currie Road.

Existing Legal Encumbrances

There is an existing Statutory Right-of-Way (SRW) registered on Title of the property for the sanitary sewer, water and drainage services along the front (east) property line. The applicant has been advised that encroachment into the SRW is not permitted.

There is also a notation on Title of the property to indicate that the subject site may benefit from a cross-access easement registered on Title of the existing townhouse site further north at 7331 No. 4 Road. This notation is not relevant to this development proposal because vehicle access to the subject site is proposed directly off General Currie Road, which is the preferred scenario as it avoids vehicle access off No. 4 Road and is supported by the City's Transportation department. Should this rezoning application proceed, the cross-access easement registered on Title of 7331 No. 4 Road in favour of the subject site may be discharged at the request of the strata council of 7331 No. 4 Road.

Related Policies & Requirements

Official Community Plan/McLennan South Sub-Area Plan

Land Use Designations

The Official Community Plan (OCP) land use designation for the subject site is "Neighbourhood Residential". This redevelopment proposal is consistent with this designation.

The McLennan South Sub-Area Plan land use designation for the subject site is "Residential, 2 ½ storeys typical (3 storeys maximum), 0.55 base FAR¹", and is identified as being in the "C1 Character Area", which is envisioned for clusters of housing contained predominantly in single, duplex, and triplex form and characterized by wooded areas (Attachments 4 & 5). The Sub-Area Plan allows for additional density to be considered where community benefits are provided (e.g., accessible housing beyond the typical provision; contribution to the child care reserve fund). This redevelopment proposal involving a density of 0.65 FAR is consistent with the Plan's land use designation for the subject site and character envisioned for this portion of the neighbourhood as it includes the retention of several trees on-site as well as the provision of four Convertible Units and two secondary suites. This proposal also provides road and pedestrian network improvements (including road dedication and a special crosswalk), and contributions to the Public Art Reserve Fund and Affordable Housing Reserve Fund.

Site Size and Residual Lots

To encourage multi-family developments of sufficient size to support high quality development, the McLennan South Sub-Area Plan requires a minimum frontage width of 50 m along arterial roads and a minimum site area of 2,000 m², and the creation of residual lots is avoided. Where a development proposal deviates from these requirements, it must be demonstrated that: access to the site is not off an arterial road and that future shared access to residual sites is enabled; the policy and design objectives of the Plan are not compromised; and the proposal provides a recognizable benefit to the area such as tree retention and enhanced pedestrian environment.

¹ Floor Area Ratio

This rezoning application meets the conditions under which staff will consider deviations from the Sub-Area Plan, as follows:

- Since the subject site's frontage along No. 4 Road is only 30 m, the applicant has provided documentation indicating that efforts have been made to acquire the property to the north at 7351 No. 4 Road in order to achieve the minimum arterial road frontage width of 50 m in the Sub-Area Plan. City staff has received written confirmation from the neighbouring property owner at 7351 No. 4 Road indicating that they are not interested in land assembly at this time and wish to redevelop their property on their own with the understanding that shared vehicle access to their property will be enabled by registration of a SRW on Title of the subject site prior to rezoning bylaw adoption.
- The applicant submitted a preliminary concept plan to show how the neighbouring property to the north at 7351 No. 4 Road could redevelop in the future consistent with the McLennan South Sub-Area Plan land use designation, a copy of which is on file. The preliminary concept plan shows that vehicle access to 7351 No. 4 Road is proposed off General Currie Road via shared use of the driveway at the subject site. Prior to final adoption of the rezoning bylaw, the applicant must register a SRW on Title for public-right-of-passage over the entire drive-aisle to secure the envisioned shared access.
- Road and pedestrian network improvements will be undertaken with this proposal, which are to be designed and constructed as part of the Servicing Agreement (SA) required prior to rezoning approval.

Housing Type and Tenure

This proposal is for 19 townhouse units that are intended to be strata-titled. Consistent with OCP policy respecting townhouse development projects, and in order to maximize potential rental and housing opportunities throughout the City, the applicant has agreed to register a restrictive covenant on Title prior to final adoption of the rezoning bylaw, prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.

Affordable Housing Strategy

The City's Affordable Housing Strategy requires that all townhouse rezoning applications provide a cash-in-lieu contribution to the Affordable Housing Reserve Fund. Consistent with the Strategy, the applicant proposes to submit a cash-in-lieu contribution to the Affordable Housing Reserve fund in the amount of \$18.00 per buildable square foot (for sites within the City Centre Area Plan) for a total contribution of \$436,234.50 prior to final adoption of the rezoning bylaw.

Market Rental Housing Policy

This rezoning application was received prior to the current Market Rental Housing Policy adopted by City Council on June 20, 2022. Consistent with the provisions for in-stream rezoning applications, this application is exempt from the Market Rental Housing Policy if the rezoning bylaw is granted first reading prior to June 20, 2023.

Public Art Program Policy

Based on the maximum buildable floor area of approximately 2,251 m² (24,235 ft²), the recommended Public Art contribution based on administrative guidelines of \$0.99/ft² (2023 rate) is approximately \$23,993.00.

As the project will generate a recommended Public Art Contribution less than \$40,000.00 and there are limited opportunities to locate Public Art on-site, as per Policy, it is recommended that the Public Art contribution be directed to the Public Art Reserve Fund for city-wide projects on City lands. The contribution is required to be submitted prior to final adoption of the rezoning bylaw.

Accessibility

Consistent with the OCP guidelines regarding accessible housing, the applicant proposes to provide aging-in-place features in all of the units (e.g., stairwell handrails, lever-type handles for plumbing fixtures and door handles, and solid blocking in washroom walls for future grab bar installation beside toilet, bathtub, and shower). In addition, the applicant proposes four Convertible Units (two units in each of Buildings 3 and 4). Further review of the Convertible Unit design will be undertaken as part of the Development Permit (DP) application review process.

Energy Step Code

Consistent with the City's Energy Step Code requirements, the project architect has confirmed that the applicable Energy Step Code performance targets have been considered in the proposed design. Under current requirements, the proposal would be expected to achieve either Step 4 of the Energy Step Code or Step 3 with the use of a Low Carbon Energy System.

Further details on how the proposal will meet this commitment will be reviewed as part of the DP and Building Permit application review processes.

Agricultural Land Reserve Buffer Zone

Consistent with the OCP guidelines regarding development proposals adjacent to land in the ALR where there is an intervening road (i.e., across No. 4 Road), the applicant is required to register a covenant on Title prior to final adoption of the rezoning bylaw for public awareness of potential impacts associated with agricultural activities and for a landscape buffer to be provided on the subject site along the No. 4 Road frontage (i.e., 3.0 m to parking and 4.5 m to buildings). The Landscape Plan will be further refined through the DP application review process to assess additional planting opportunities within the landscape buffer.

Since this rezoning application involves an intervening road between the subject site and the ALR land, it is not required to be referred to the Food Security and Agricultural Advisory Committee (FSAAC) unless requested to do so by City Council, consistent with the FSAAC Terms of Reference.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act* and the City's *Zoning Bylaw 8500*.

Analysis

Site Planning

The proposed development consists of 19 townhouse units (including two secondary suites) on a development site that would be approximately 3,463 m² (37,285 ft²) in area after the required road dedication (i.e., 2.0 m along No. 4 Road and 0.4 m along General Currie Road). Conceptual development plans proposed by the applicant are included in Attachment 6.

The proposed site layout consists of:

- Two triplex buildings and one duplex building on the north portion of the site along the interface with existing townhouse development to the northwest and the single-family dwelling to the northeast.
- Two four-unit buildings and one triplex building on the south portion of the site along General Currie Road.

All units have a north-south orientation, with the exception of the duplex building in the northeast corner, which is oriented east-west fronting No. 4 Road. The main unit entries for the north-south oriented buildings face either General Currie Road or the internal drive-aisle, which generally runs east-west with two short north-south legs. The main unit entries for the duplex building face No. 4 Road.

Density & Built Form

The McLennan South Sub-Area Plan allows a base 0.55 FAR for the subject site and a two to three storey built form. The Sub-Area Plan allows for additional density to be considered where community benefits are provided.

Consistent with the Sub-Area Plan, the proposed density for this project is 0.65 FAR and community benefits are proposed in the form of tree retention, as well as the provision of four Convertible Units (21 per cent of units) and two secondary suites. Additional benefits associated with the proposal, as described earlier in this report, include road and pedestrian network improvements and contributions to the Public Art Reserve Fund and Affordable Housing Reserve Fund. Staff are supportive of the proposed 0.65 FAR in this part of the neighbourhood given the proposed community benefits and similar density approved in the immediate surrounding area.

The proposed form of development is consistent with the Sub-Area Plan Character Area guidelines for duplex and triplex buildings ranging from two to three storeys in height. Two four-unit buildings are also provided on-site fronting General Currie Road. The third storey of buildings is concentrated towards the middle of buildings so that there is a slight stepping back of building mass and height away from No. 4 Road and away from existing single-family housing to the west. *Common & Private Open Space*

Private outdoor space is proposed for each of the units in the form of front or rear yards with patios or low terraces at ground level, as well as front or rear decks on the second level.

A common Outdoor Amenity Space is proposed to be centrally located on-site, at the intersection of the drive-aisle and is partially visible from the main access point to the site at General Currie Road. The preliminary design of the common Outdoor Amenity Space includes a mix of hard and soft surfaces, existing and new trees, new plant material, a children's play structure that facilitates climbing, jumping, and sliding, and bench seating. The preliminary size of the common Outdoor Amenity Space meets the minimum guidelines in the OCP.

Consistent with the OCP, the applicant proposes to submit a contribution to the City prior to final adoption of the rezoning bylaw in-lieu of providing common indoor amenity space on-site. The current rate for this 19-unit townhouse proposal is \$2,066.00/unit for a total contribution of \$39,254.00 to the City's Leisure Facilities Reserve Fund. In the event that the contribution is not paid to the City within one year of the rezoning bylaw receiving third reading, the contribution shall be recalculated based on the rate in effect at the time of payment, as updated periodically.

Site Access, Parking and Road Improvements

The applicable McLennan South Sub-Area Plan policies for townhouse developments in this part of the neighbourhood limit vehicle access to General Currie Road or to shared driveways onto No. 4 Road.

Vehicle access to the subject site is proposed off General Currie Road, directly across from the entrance to the existing townhouse site to the south at 9780 General Currie Road. Prior to rezoning adoption, the applicant must register a SRW on Title for public-right-of-passage over the drive-aisle to enable potential future shared access off General Currie Road by the residual lot to the north at 7351 No. 4 Road upon its' redevelopment.

Pedestrian access from the public sidewalks along No. 4 Road and General Currie Road to each of the street-fronting units is proposed via individual pathways treated with standard concrete pavers. Pedestrian access from the public sidewalks to the internal units is proposed via the drive-aisle treated with asphalt surrounded by a permeable paver border.

On-site parking is proposed consistent with the requirements in Richmond Zoning Bylaw 8500. Resident parking is proposed to be located within each unit's garage, all but four spaces of which are provided in a side-by-side arrangement. For the four spaces proposed in a tandem arrangement, the applicant is required to register a restrictive covenant on Title prohibiting the conversion of the tandem parking area into habitable space. Surface parking spaces are provided for visitors, one of which is Van Accessible. Resident bike parking is also proposed to be located within each unit's garage, and a visitor bike rack is proposed within the common yard that fronts No. 4 Road.

Boulevard improvements are also required with rezoning, which will involve entering into a SA for the design and construction of a new 2.0 m wide concrete sidewalk and treed/grass boulevard along both No. 4 Road and General Currie Road, complete with transitions to the existing conditions adjacent to the subject site. To accommodate the boulevard improvements, the applicant is required to provide a road dedication of 2.0 m along the No. 4 Road frontage, 0.40 m along the General Currie Road frontage, and a 4 m x 4 m corner cut at the intersection. The road dedications and SA must be registered on Title prior to final adoption of the rezoning bylaw.

Traffic Impact Study

The applicant submitted a Traffic Impact Study prepared by a professional engineer, which assesses: the potential traffic impacts associated with the proposal, the operation of the proposed vehicle access and on-site circulation, and potential improvements to facilities for road users. The Study has been reviewed and the findings supported by Staff.

The Study confirms that the proposed vehicle access at the subject site does not negatively impact traffic operations and road safety, and that the proposed Site Plan is adequate to accommodate on-site circulation of all types of vehicle movements (passenger vehicles, garbage/recycling trucks, delivery trucks, and fire truck).

The Study also recommends the installation of a special crosswalk at the south leg of the intersection of No. 4 Road and General Currie Road to enhance pedestrian safety and network connectivity in the nearby area. Design and construction of the special crosswalk is to be included in the scope of SA.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report, which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses:

- 41 bylaw-sized trees on the subject property (Trees # 710 to 750), two of which are co-owned with the City due to their location on the south property line along General Currie Road (Trees # 727, 742).

- Two trees on the neighbouring property to the north at 7351 No. 4 Road (Trees # os1 and os2).
- Three street trees in the boulevard along No. 4 Road on City-owned property (Trees # ci1 to ci3).

A small Cottonwood tree (untagged) was also noted by the City's Parks Department Arborist in the boulevard along General Currie Road on City-owned property.

The City's Tree Preservation Coordinator and Parks Department Arborist reviewed the Arborist's Report and provided the following comments:

- 10 bylaw-sized trees (Trees # 710, 716, 718, 719, 721, 722, 730, 731, 742, 743) and two significant trees² (Trees # 727 and 733) on-site should be retained and protected on the basis of good condition, some of which will require building envelope modification and special measures to be utilized during construction. As part of the DP application review process, some modifications to Building 6 may be required in response to the retention of Tree # 733.
- Six trees on-site, although in good condition, are recommended for removal due to the following reasons:
 - Five trees are in conflict with the proposed vehicle access and drive-aisle (Trees # 734, 735, 736, 738, 739), which cannot be relocated due to traffic safety (i.e., it's location and configuration is as far as possible from No. 4 Road while maintaining alignment with the vehicle access to the adjacent townhouse site directly across General Currie Road).
 - One tree (Tree # 723) is in conflict with the building envelope, which if retained would potentially result in the loss of a one townhouse unit.
- 22 bylaw-sized trees (Trees # 711, 713, 714, 715, 717, 720, 724, 725, 726, 728, 729, 732, 737, 740, 741, 744, 745, 746, 747, 748, 749, 750) and one significant tree (Tree # 712) on-site should be removed due to poor condition on the basis of significant structural defects, sparse canopy, leans or historic topping, such that they are not good candidates for retention.
- Two trees on the neighbouring property to the north should be retained and protected (Trees # os1 and os2).
- Three City street trees in the boulevard along No. 4 Road must be retained and protected (Trees #ci1 to ci3).
- The small untagged City Cottonwood tree in the boulevard along General Currie Road must be removed due to conflict with the location of the driveway crossing.
- Replacement trees are required at a 2:1 ratio for the standard bylaw-sized trees and at a 3:1 ratio for the significant trees as per the OCP and the City's Tree Protection Bylaw 8057.

² Greater than 92 cm diameter at breast height

Tree Protection

In summary, the following trees are to be retained and protected:

- 12 on-site trees (Trees # 710, 716, 718, 719, 721, 722, 727, 730, 731, 733, 742, 743).
- Two trees on the neighbouring property to the north (Trees # os1 and os2).
- Three City street trees in the boulevard along No. 4 Road (Trees #ci1 to ci3).

The applicant has submitted a tree management drawing showing the trees to be retained and the measures taken to protect them during development stage (Attachment 7). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of:
 - A contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones (on-site and off-site). The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
 - A tree survival security in the amount of \$90,000.00 for 10 of the on-site trees (Trees # 710, 716, 718, 719, 721, 722, 730, 731, 733, 743).
 - A tree survival security in the amount of \$14,500.00 for Tree # 727 and \$16,900.00 for Tree # 742 (based on the City's Parks Department's valuation of these two trees, which will become City trees following road dedication on General Currie Road).
 - A tree survival security in the amount of \$15,000.00 (total) for the three existing City street trees (Trees #ci1 to ci3).

The applicant must enter into a legal agreement to accompany the tree survival securities, which sets the terms for use and release of the securities.

- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Tree Replacement

A total of 29 trees on-site are proposed to be removed (Trees # 711, 712, 713, 714, 715, 717, 720, 723, 724, 725, 726, 728, 729, 732, 734, 735, 736, 738, 739, 737, 740, 741, 744, 745, 746, 747, 748, 749, 750). In accordance with the tree replacement ratios in the OCP and Tree Protection Bylaw 8057, the following number of replacement trees are required to be planted and maintained on-site (minimum 8 cm caliber deciduous or 4 m high conifer):

Ratio	# Replacement Trees Required
2:1 (for 27 standard trees)	54
3:1 (for 2 significant trees)	6
Total	60

The applicant's preliminary Landscape Plan illustrates that 32 trees of a variety of species are proposed. To ensure that the replacement trees are planted and maintained on-site, the applicant is required to submit a Landscaping Security in the amount of 100 per cent of a cost estimate prepared by the Registered Landscape Architect (including installation and a 10 per cent contingency) prior to DP issuance. As part of the DP application review process, the applicant is to increase the size of the proposed replacement trees to meet the minimum standard and to investigate additional planting opportunities where appropriate.

To satisfy the required replacement ratio, the applicant proposes to contribute:

- \$750.00/tree to the City's Tree Compensation Fund in-lieu of planting the remaining required replacement trees that cannot be accommodated on the subject property with redevelopment.
- \$1,500.00 the City's Tree Compensation Fund for the removal of the small untagged City Cottonwood tree in the boulevard along General Currie Road.

These contributions are required to be submitted to the City by the applicant prior to final adoption of the rezoning bylaw.

Variance Requested

The proposed development, as illustrated in the preliminary concept plans, is generally in compliance with the "Medium Density Townhouses (RTM2)" zone of Richmond Zoning Bylaw 8500, with the exception of a variance request to allow portions of the principal building which are less than 5.0 m in height and are open on those sides which face a road to project into the exterior side yard not more than 1.5 m.

Staff is supportive of the variance request for the following reasons:

- While the Zoning Bylaw allows such projections into the front yard only, staff feel that the intent is to provide for appropriate articulation of the building into a yard that faces a road. In the case of a corner lot, the exterior side yard also faces a road where such building articulation could be provided. In the case of the subject site, staff feel that the proposed porch and deck projections less than 5.0 m in height into the exterior side yard along General Currie Road achieve the same intent as for those portions of the building projecting into the front yard along No. 4 Road. On this basis, staff are supportive of the proposed variance request.

Site Servicing

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into a SA for the design and construction of the waste, storm, and sanitary service connection designs, as well as for the frontage improvements and special crosswalk described previously.

Complete details on the scope of the site servicing requirements are included in Attachment 8.

Future DP Application Considerations

A DP application is required to be processed to a satisfactory level prior to final adoption of the rezoning bylaw. The DP application will involve further review the of form and character of the proposed development to ensure it is consistent with the design guidelines for multi-family development contained within the OCP and McLennan South Sub-Area Plan, and further refinements may be made to the drawings as part of the review. This includes, but is not limited to:

- Confirming that all Aging-in-Place and Convertible Unit Features have been incorporated into dwelling design.
- Reviewing the proposed exterior building material and colour palette.
- Refining the Fire Access Plan to demonstrate compliance with Richmond Fire-Rescue requirements.
- Revising the Architectural Plans to refine the necessary modifications to Building 6 for the retention of Tree # 733.
- Refining the Architectural Plans to clarify proposed lot grading and to demonstrate compliance with the maximum building height.
- Refining the Landscape Plan to demonstrate compliance with the minimum live plant material and non-porous surface coverage in the Zoning Bylaw and to enhance the hardscape treatment.
- Refining the Landscape Plan to investigate improvements to the design of the common Outdoor Amenity Space, and to investigate additional planting opportunities within the landscape buffer along No. 4 Road and elsewhere where appropriate.
- Enhancing the Landscape Plan to increase the size of replacement trees to meet the minimum standard of 8 cm caliper deciduous or 4 m high conifer.
- Revising the concept shown for the off-site improvements, as it relates to tree protection.
- Reviewing the applicant's design response to the principles of Crime Prevention Through Environmental Design (CPTED).
- Gaining a better understanding of the proposed environmental sustainability features to be incorporated into the project, including acquiring further details about how the proposal will meet the Energy Step Code.

Additional items may be identified as part of the DP application review process.

Financial Impact

This rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

Conclusion

This application is to rezone the property at 7371 No. 4 Road from the “Single Detached (RS1/F)” zone to the “Medium Density Townhouses (RTM2)” zone, to permit the property to be developed for 19 townhouse units with vehicle access from General Currie Road.

This rezoning application complies with the land use designations and applicable policies for the subject site that are contained within the OCP and McLennan South Sub-Area Plan.

The list of rezoning considerations is included in Attachment 8, which has been agreed to by the applicant (signed concurrence on file).

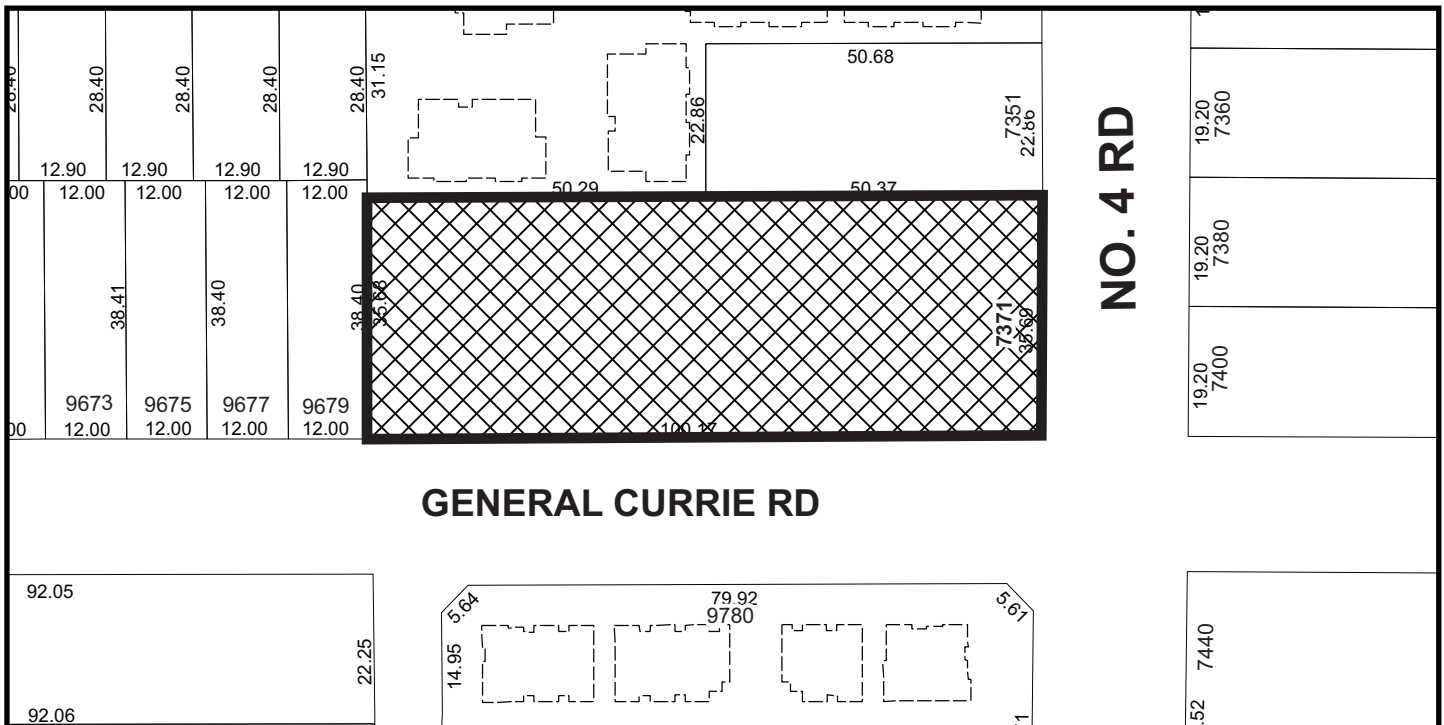
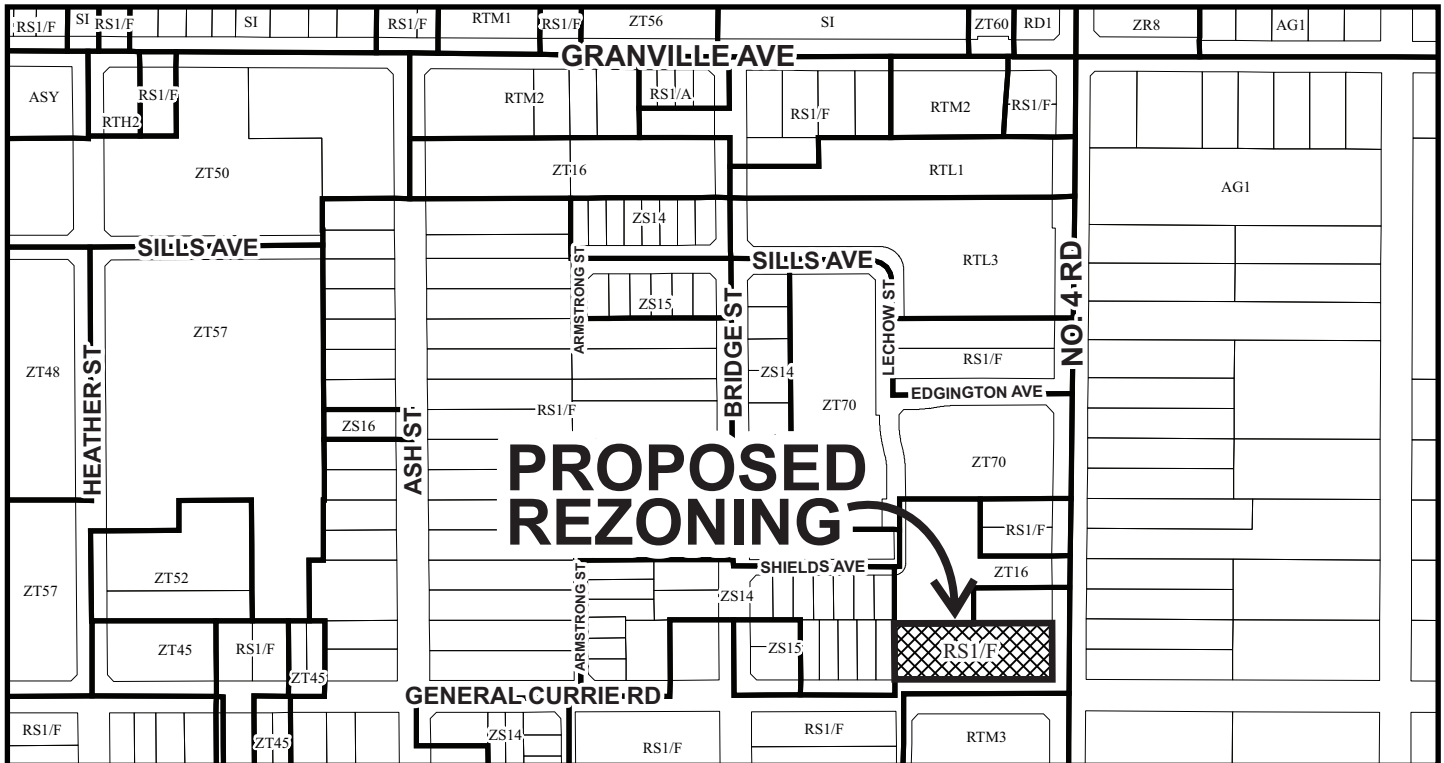
It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10457 be introduced and given first reading.



Cynthia Lussier
Planner 2

CL:js

- Att.1: Location Map/Aerial Photo
- 2: Development Application Data Sheet
- 3: Site Survey
- 4: McLennan South Sub-Area Plan Land Use Map
- 5: McLennan South Sub-Are Plan Character Areas Map
- 6: Conceptual Development Plans
- 7: Tree Management Drawing
- 8: Rezoning Considerations



RZ 20-919143

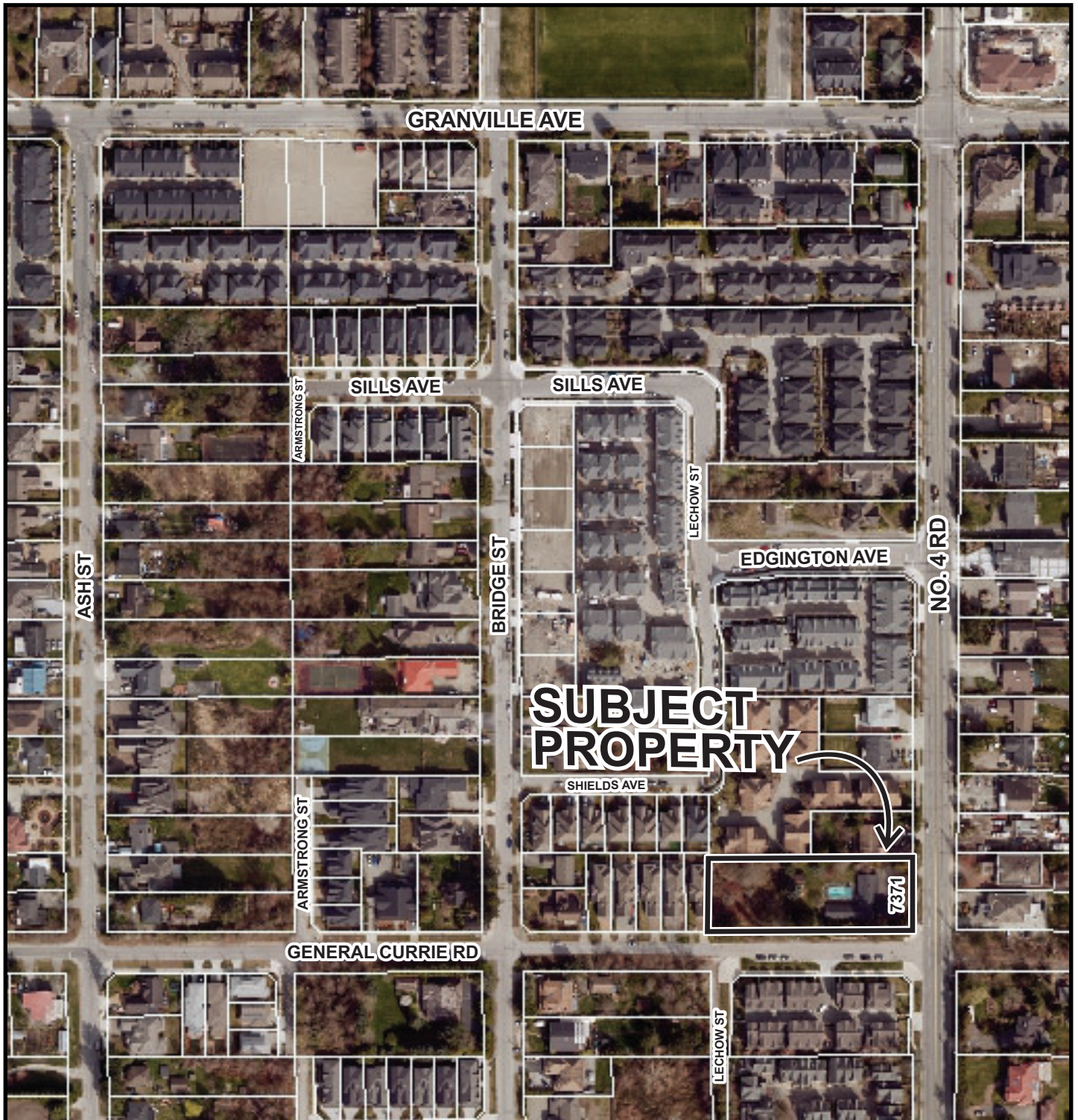
Original Date: 12/14/20

Revision Date:

Note: Dimensions are in METRES



City of Richmond



RZ 20-919143

Original Date: 12/14/20

Revision Date:

Note: Dimensions are in METRES



Development Application Data Sheet
Development Applications Department

RZ 20-919143

Address: 7371 No. 4 Road

Applicant: Fougere Architecture Inc.

Planning Area(s): City Centre - McLennan South Sub-Area

	Existing	Proposed
Owner:	Pakland Qadri Gardens Ltd.	To be determined
Site Size (m²):	Approx. 3,572 m ²	Approx. 3,463 m ² after road dedication
Land Uses:	Single-family housing	Townhousing
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Residential, 2 ½ storeys typical (3 storeys maximum), 0.55 base FAR	No change
Zoning:	Single Detached (RS1/F)	Medium Density Townhouses (RTM2)
Number of Units:	1	19

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	Max. 0.65	none permitted
Buildable Floor Area (m ²):*	2,251.47 m ² (24,234 ft ²)	2,251 m ² (24,230 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 65% Live Plant Material: Min. 25%	Building: 35.8% Non-porous Surfaces: Max. 65% Live Plant Material: Min. 25%	none
Minimum Lot Width:	30 m	Approx. 31.3 m	none
Minimum Lot Depth:	35 m	Approx. 94.2 m	none
Minimum Lot Area:	N/A for townhouses	N/A for townhouses	none
Setbacks (m):			none
Front Yard (No. 4 Road):	Min. 6.0 m	7.5 m	
Rear Yard (West):	Min. 3.0 m	3.0 m	
Interior Side Yard (North):	Min. 3.0 m	3.0 m	

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Exterior Side Yard (General Currie Road):	Min. 6.0 m	6.0 m	Variance requested to allow building projections less than 5.0 m high and open facing the road to project 1.5 m into the yard
Height (m):	12 m	Approx. 10 m	none
Resident On-site Parking Spaces:	1.6 spaces/unit = 31	38	none
Visitor On-site Parking Spaces:	0.2 spaces/unit = 4 1 of which must be Van Accessible	4 1 of which is Van Accessible	none
Total:	35	42	none
Resident Tandem Parking Spaces:	Max. 50% = 19 spaces	12.9% = 4 spaces	none
Standard-sized Spaces:	Min. 50% = 19 spaces	Standard: 55% = 21 spaces	none
		Small: 45% = 17 spaces	
Amenity Space – Indoor:	50 m ² or cash-in-lieu	cash-in-lieu	none
Amenity Space – Outdoor:	6 m ² /unit 114 m ²	114 m ²	none

TOPOGRAPHIC PLAN OF LOT 70 EXCEPT: PART SUBDIVIDED BY PLAN 46426,
SECTION 15, BLOCK 4 NORTH, RANGE 6 WEST,
NEW WESTMINSTER DISTRICT, PLAN 44974

CIVIC ADDRESS: 7371 No. 4 Road, Richmond, B.C.

SCALE - 1 : 250

ALL DIMENSIONS ARE IN METERS

SURVEY LEGEND

▣ Junction box

▣ Gas valve

▣ Water meter

▣ Water valve

▣ Sanitary inspection chamber

▣ Power pole

▣ Catch basin

▣ Storm manhole

▣ Sanitary manhole

▣ Storm manhole

▣ Deciduous 100cm dia. Coniferous tree

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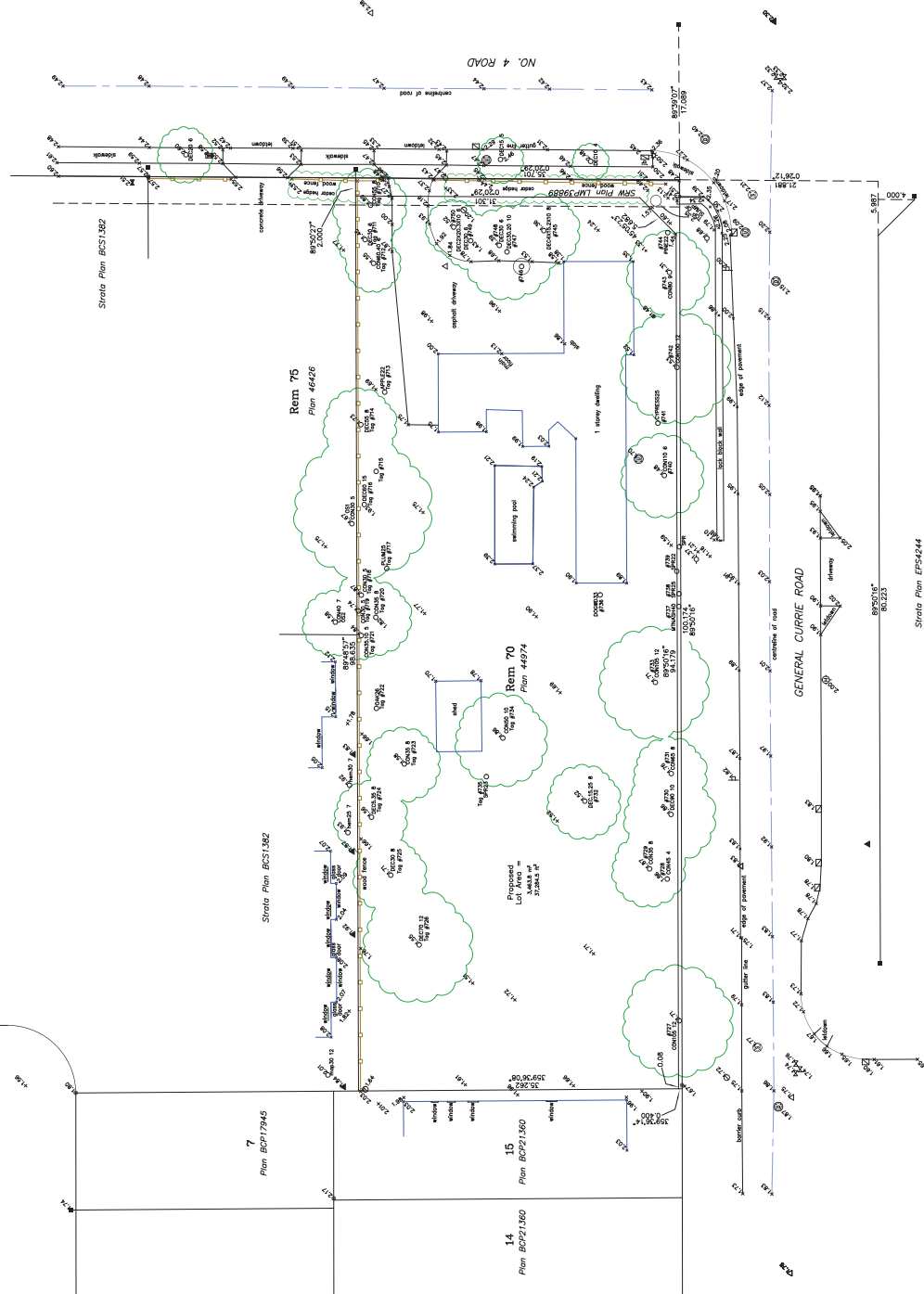


ATTACHMENT 3

NOTES

- 1) The plan was prepared in accordance with the provisions of the Land Survey Act and the Land Survey Regulation.
- 2) The plan was prepared in accordance with the provisions of the Land Survey Act and the Land Survey Regulation.
- 3) The plan was prepared in accordance with the provisions of the Land Survey Act and the Land Survey Regulation.
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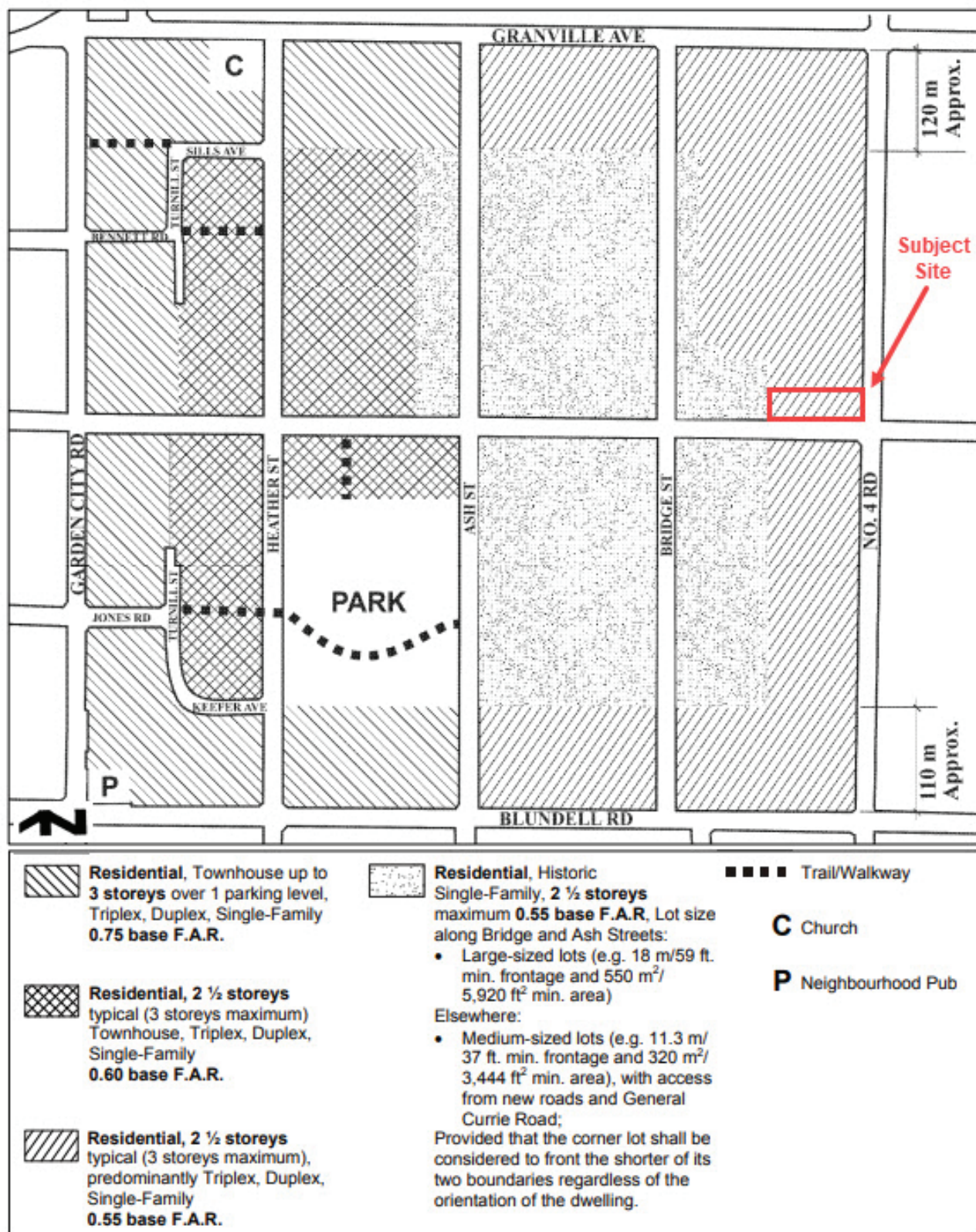
Updated October 6, 2020.
This plan has been prepared in accordance with the Professional Reference Manual with additional provisions for the purpose of this plan and correct this 15th day of September, 2020.
Kenneth W. Schuurman
B.C.L.S. (800)

Carson Land Surveying Ltd.
B.C. Land Surveyors
Unit 234 - 1850-53rd Avenue
Richmond, B.C. V6V 1M4
Phone: 604-590-3777
Fax: 780-1-TP

This plan lies within the Metro Vancouver Regional District

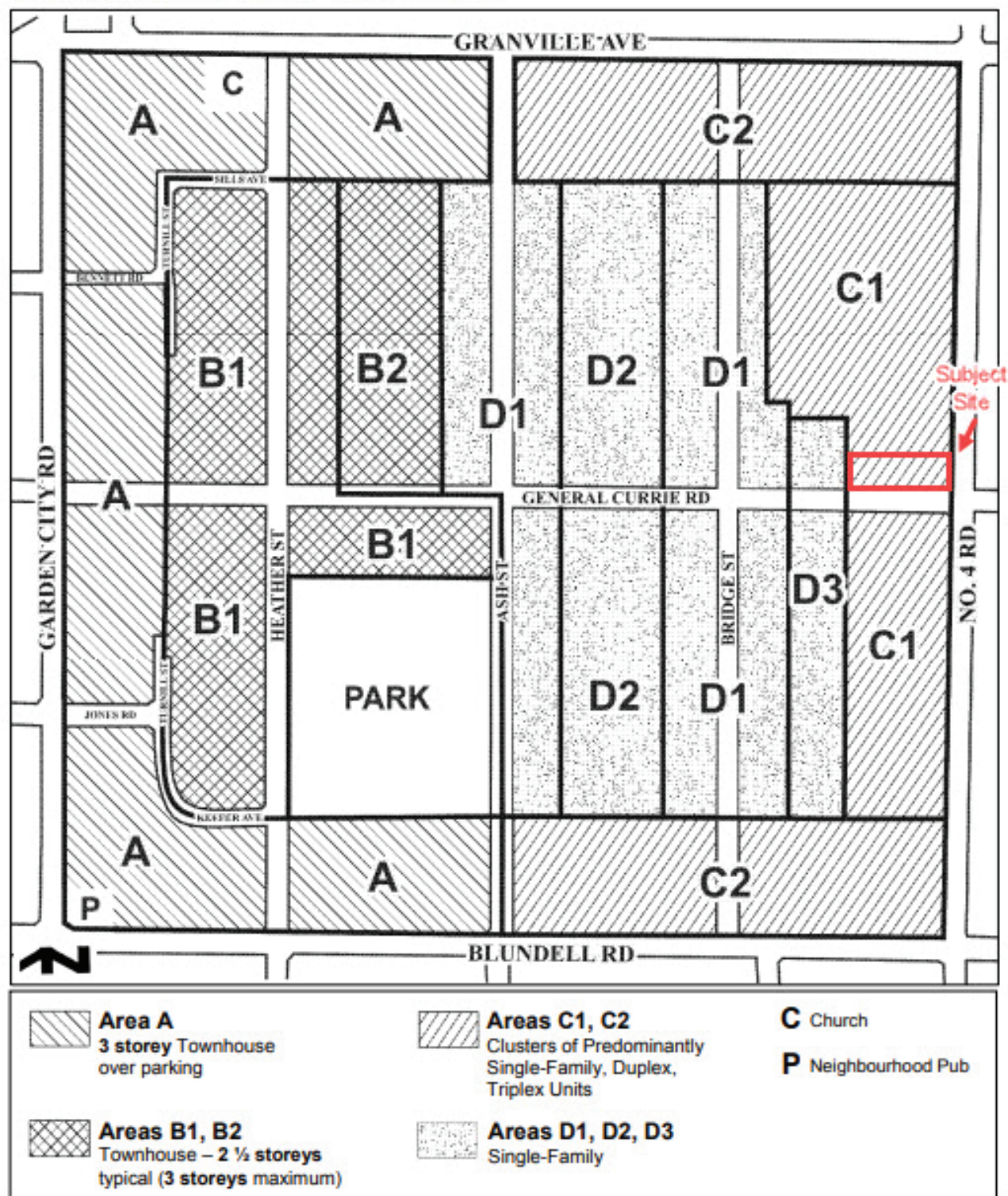
Land Use Map

Bylaw 9106
2015/09/14

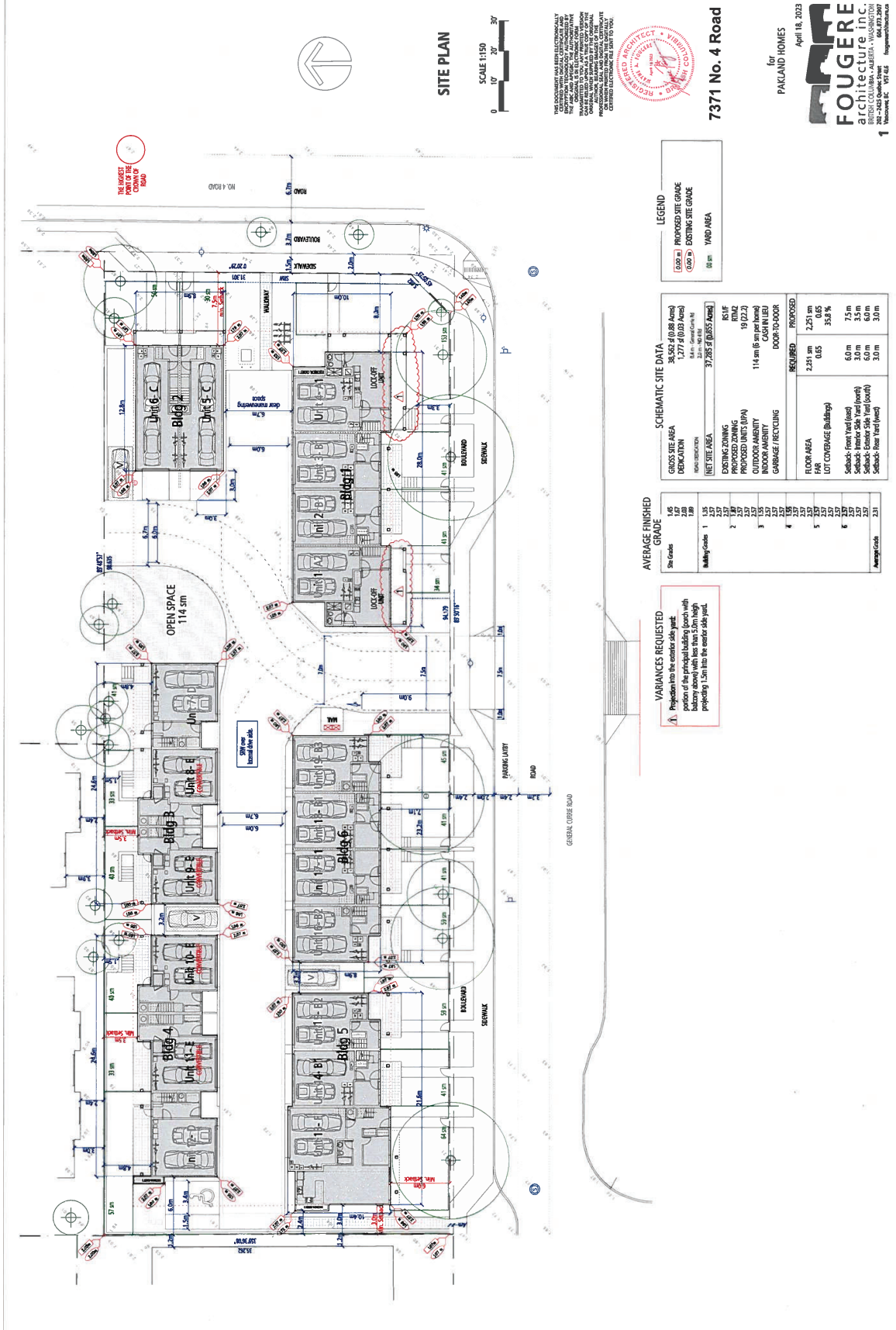


Note: Sills Avenue, Le Chow Street, Keefer Avenue, and Turnill Street are commonly referred to as the "ring road".

Character Area Key Map

Bylaw 9106
2015/09/14

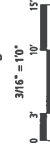
Note: Sills Avenue, Le Chow Street, Keefer Avenue, and Turnill Street are commonly referred to as the "ring road".





CNCL - 271

ELEVATIONS Building 1



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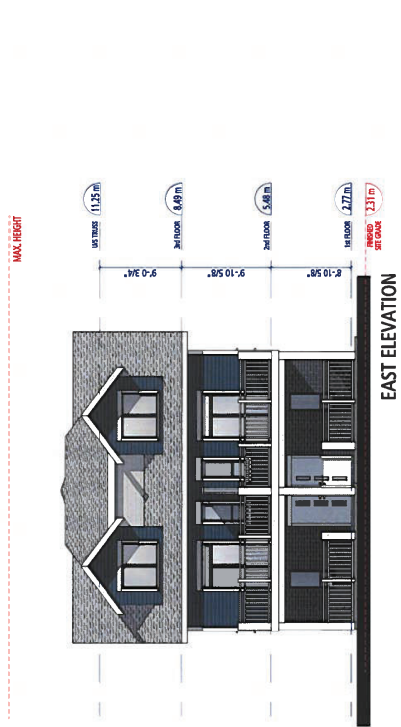
7371 No. 4 Road



for
PAKLAND HOMES

April 17, 2023

FOUGERE
architecture inc.
202-442-0444
130-442-0444
Vancouver, BC V5T 4A6



ELEVATIONS
Building 2

3/16" = 1'-0"

0 3' 10' 15'

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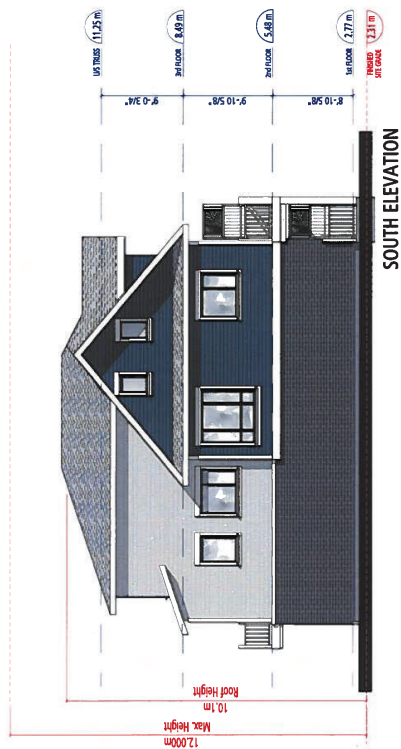
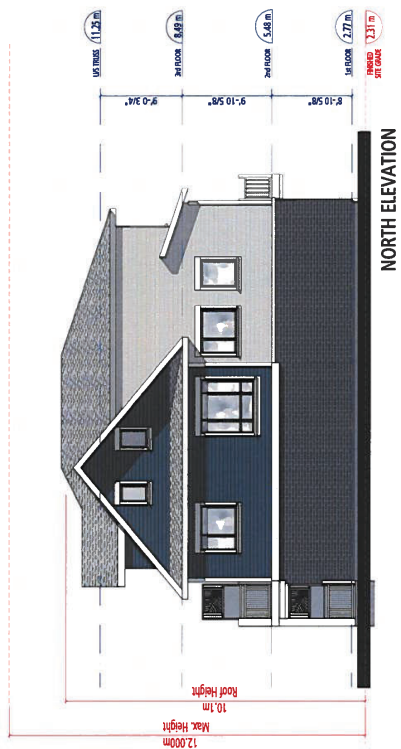


7371 No. 4 Road

for
PAKLAND HOMES

April 17, 2023

FOUGERE
Architecture Inc.
10000 LITTLE PATTERSON LANE
SUITE 200
202-2457 Quince Drive
Newmarket, BC V3Y 4G5
904-873-3907
fougerearchitect.com





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7371 No. 4 Road

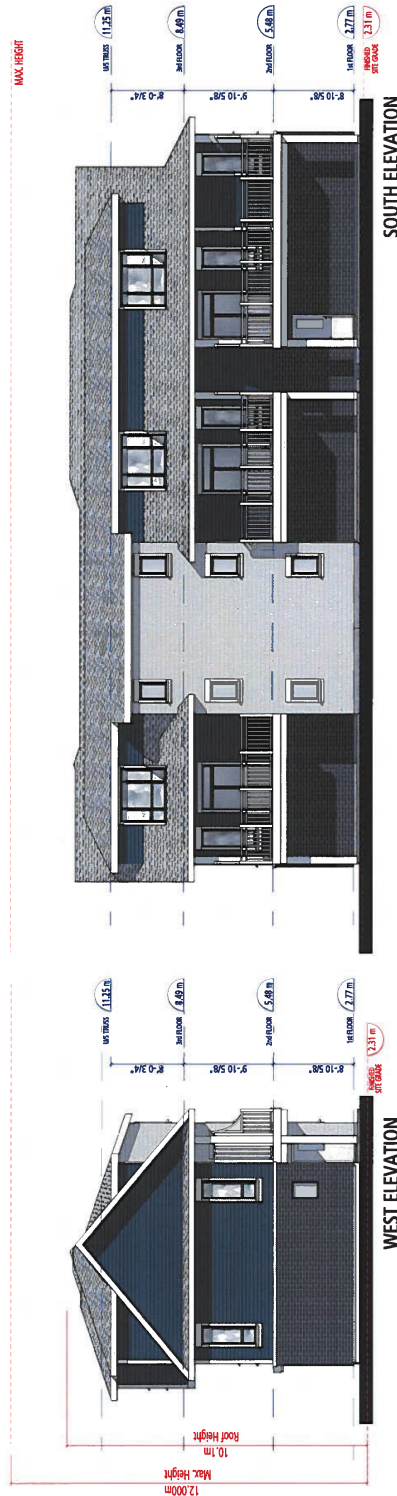
for
PAKLAND HOMES

MARCH 21, 2023

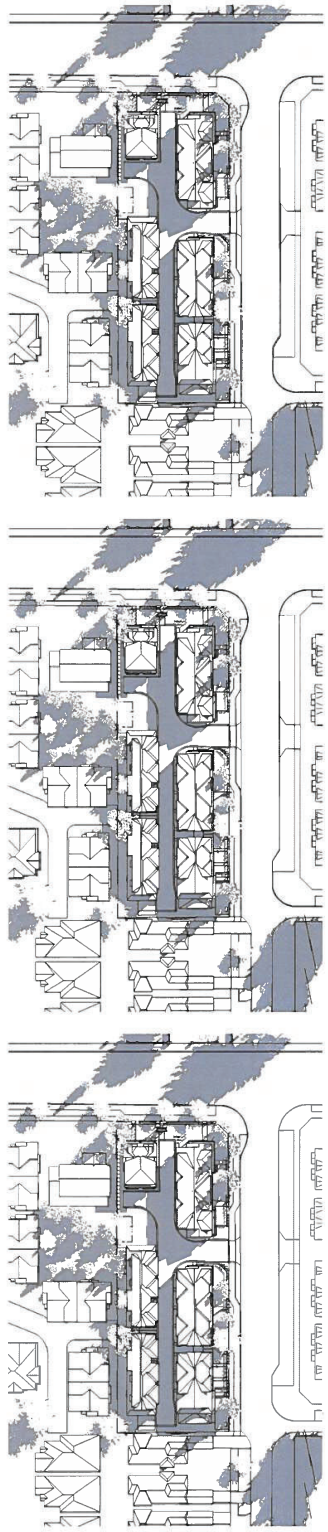


FOUGERE
architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202-2425 Quebec Street 604.873.2907
Vancouver, BC V5T 4L6 fougerearchitecture.ca

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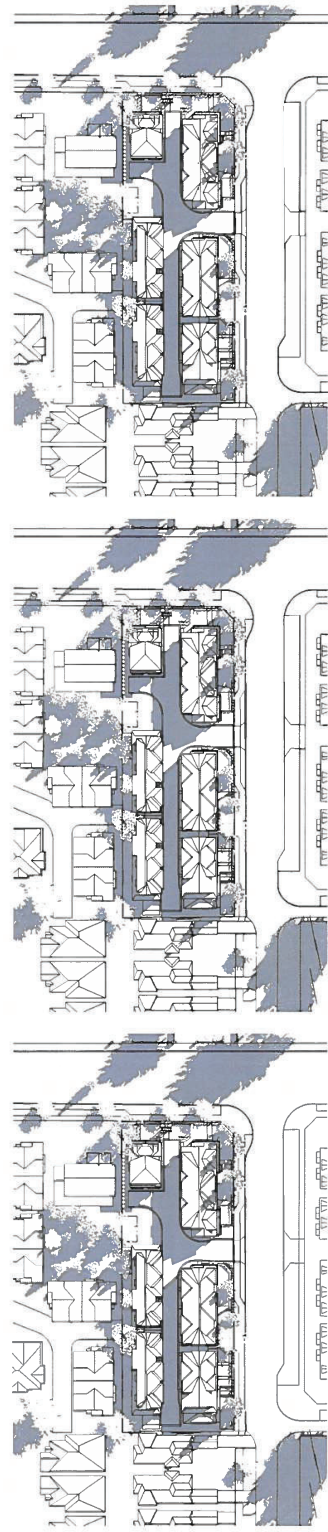




MARCH 21, 10 am

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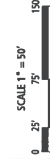


SEPTEMBER 21, 10 am

SEPTEMBER 21, 2 pm

SEPTEMBER 21, 4 pm

SHADOW STUDY



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 BOARD OF ARCHITECTS.



7371 No. 4 Road

for
 PAKLAND HOMES
 April 17, 2023
FOUGERE
 architecture inc.
 202 - 2425 Quebec Street
 Vancouver, BC V6T 4G3
 604.673.2097
 fougerearchitecture.com

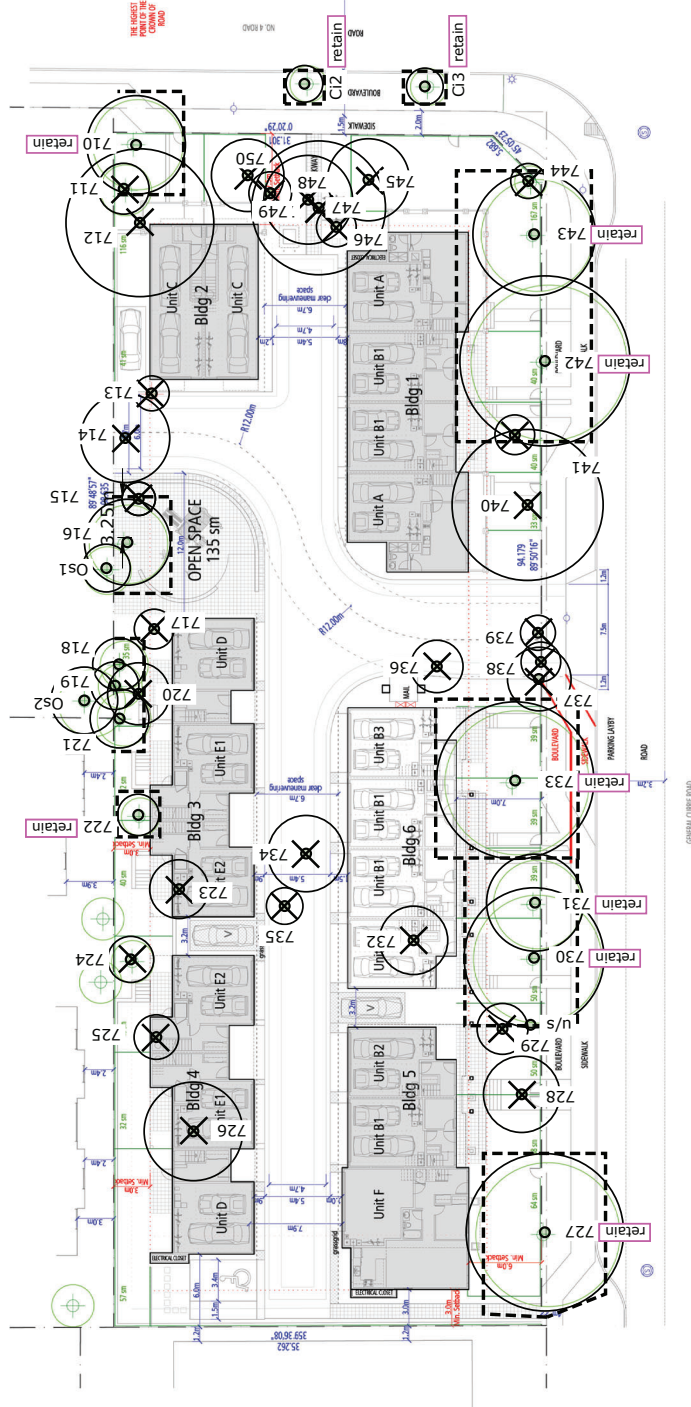


Tree Plan for Development at
7371 No 4
Surrey, BC

April 19, 2023

Tree Inventory

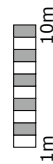
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C11	Persian Ironwood	20	1.50
C12	Persian Ironwood	15	1.50
C13	Persian Ironwood	13	1.50
710	Western Red Cedar	62	3.72
711	Cherry tree	32	1.92
712	Sawara Cypress	93	5.58
713	Fruit Apple	22	1.32
714	Flower Birch	56	3.36
715	Flowering Crabapple	21	1.26
716	Linden	54	3.24
717	Ornamental Plum	25	1.50
718	Western Red Cedar	33	1.98
719	Western Red Cedar	30	1.80
720	Blue Spruce	39	2.34
721	Western Red Cedar	37	2.22
722	English Oak	26	1.56
723	Blue Spruce	37	2.22
724	Cherry tree	29	1.74
725	Cherry tree	28	1.68
726	Red Alder	62	3.72
727	Western Red Cedar	99	5.94
728	Sawara Cypress	48	2.88
729	Sawara Cypress	32	1.92
730	Horse Chestnut	88	5.28
731	Western Red Cedar	61	3.66
732	English Walnut	43	2.58
733	Western Red Cedar	99	5.94
734	Blue Spruce	48	2.88
735	Blue Spruce	23	1.38
736	Pink Flowering Doanwood	33	1.98
737	Mountain Ash	40	2.40
738	Blue Spruce	25	1.50
739	Blue Spruce	22	1.32
740	Western Red Cedar	95	5.70
741	Sawara Cypress	25	1.50
742	Western Red Cedar	107	6.42
743	Western Red Cedar	77	4.62



Legend

x = remove tree

tree barrier



for 1:400

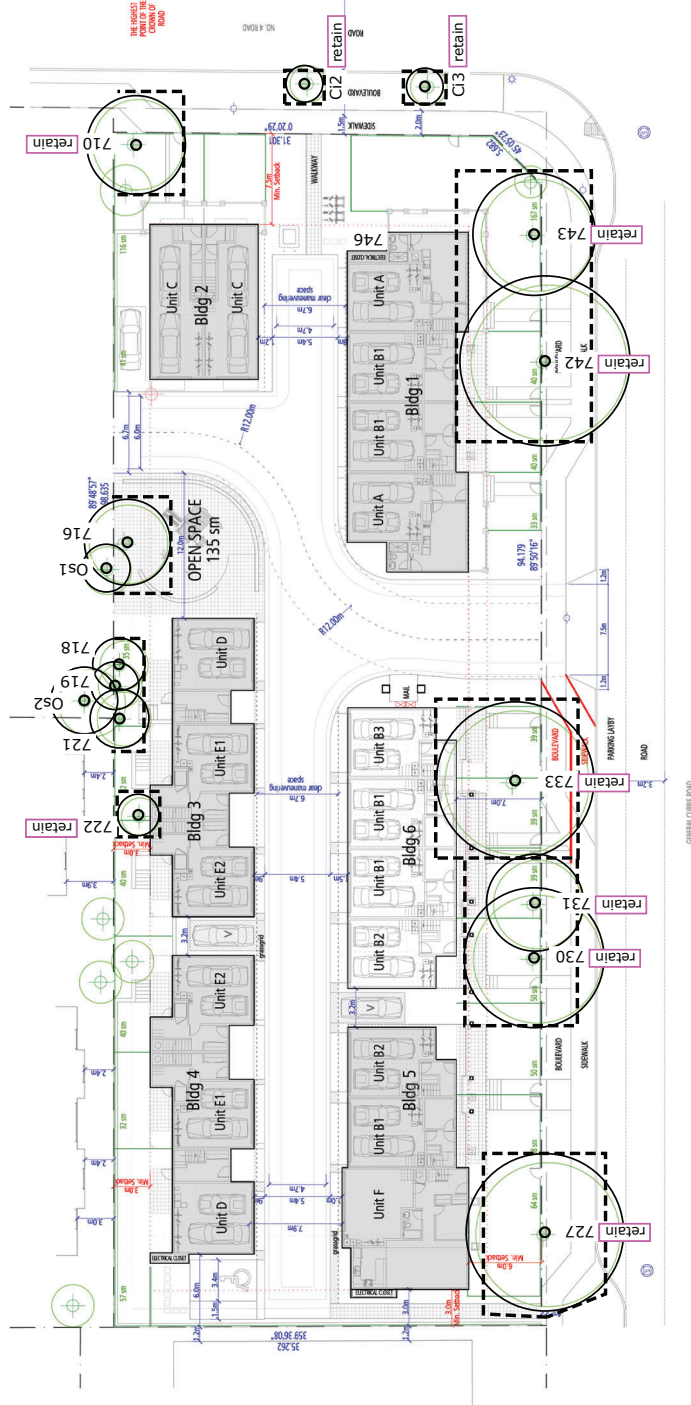
Os2	Western Red Cedar	42	1.80
Os1	Western Red Cedar	30	2.52
750	Cherry tree	45.6	2.74
749	Cherry tree	26.8	1.61
748	Cherry tree	55.8	3.35
747	Cherry tree	84.2	5.05
746	Cherry tree	25	1.50
745	Cherry tree	51.6	3.10
744	Austrian Pine	22	1.32

**Tree Plan for Development at
7371 No 4
Surrey, BC**

April 19, 2023

Tree Inventory

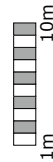
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744	Austrian Pine	22	1.32



Legend

x = remove tree

tree barrier



for 1:400



Address: 7371 No. 4 Road

File No.: RZ 20-919143

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10457, the applicant is required to complete the following:

1. Road dedication as follows: 2.0 m along the entire No. 4 Road frontage, 0.4 m along the entire General Currie Road frontage, and a 4 m x 4 m corner cut at the intersection.
 2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review and subsequent monitoring report.
 3. Submission of a Tree Survival Security to the City in the amount of \$90,000.00 for 10 trees to be retained (Trees # 710, 716, 718, 719, 721, 722, 730, 731, 733, 743). A legal agreement is to accompany the Tree Survival Security to set the terms for its use and release.
 4. Submission of a Tree Survival Security to the City in the amount of \$14,500.00 for Tree # 27 and \$16,900.00 for Tree # 742 (based on the City Parks Department's valuation of these two trees, which will become City trees following road dedication on General Currie Road). A legal agreement is to accompany the Tree Survival Security to set the terms for its use and release.
 5. Submission of a Tree Survival Security to the City in the amount of \$15,000.00 for the three existing City street trees (Trees # ci1 to ci3).
 6. City acceptance of the applicant's offer to voluntarily contribute \$750.00/tree to the City's Tree Compensation Fund in-lieu of planting the remaining required replacement trees on-site, to enable the planting of replacement trees elsewhere within the City.
 7. City acceptance of the applicant's offer to voluntarily contribute \$1,500.00 to the City's Tree Compensation Fund for the removal of the small untagged Cottonwood tree on City-owned property in the boulevard along General Currie Road, to enable the planting of replacement trees elsewhere within the City.
 8. Contribution of \$2,066.00 per dwelling unit (e.g. \$39,254.00) to the City's Leisure Facilities Reserve Fund in-lieu of the provision of on-site indoor amenity space.
 9. City acceptance of the applicant's offer to voluntarily contribute \$0.99 per buildable square foot (e.g. \$23,993.00) to the City's Public Art Reserve Fund, the terms of which shall include the following:
 - a) The value of the applicant's voluntary public art contribution shall be based on the Council-approved rates for residential and non-residential uses and the maximum buildable floor area permitted under the subject site's proposed zoning, excluding floor area associated with affordable housing and market rental, as indicated in the table below.
- | Building Type | Rate | Maximum Permitted Floor Area (after exemptions) | Minimum Voluntary Cash Contribution |
|---------------|--------|---|-------------------------------------|
| Residential | \$0.99 | 2,251.47 m ² | \$23,993.00 |
- b) In the event that the contribution is not provided within one year of the application receiving third reading of Council (i.e., Public Hearing), the contribution rate (as indicated in the table in item "a)" above) shall be increased annually thereafter based on the Statistics Canada Consumer Price Index (All Items) – Vancouver yearly quarter-to-quarter change, where the change is positive.
 10. City acceptance of the applicant's offer to voluntarily contribute \$18.00 per buildable square foot (e.g. \$436,234.50) to the City's Affordable Housing Reserve Fund.
 11. Registration of a flood indemnity covenant on title.

12. Registration of a restrictive covenant prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.
13. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
14. Registration of a legal agreement on title to ensure that landscaping planted along No. 4 Road is maintained and will not be abandoned or removed (3.0 m buffer to parking; 4.5 m buffer to buildings).
15. Registration of a cross-access easement, statutory right-of-way, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the internal drive-aisle in favour of 7351 No. 4 Road including the installation of way-finding and other appropriate signage on the subject property, and requiring a covenant that the owner provide written notification of this through the disclosure statement to all initial purchasers, provide an acknowledgement of the same in all purchase and sale agreements, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
16. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
17. Enter into a Servicing Agreement* for the design and construction of the required servicing, frontage improvements, and special pedestrian crossing. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the SA. The scope of the works is to include (but is not limited to):

Water Works:

- a) Using the OCP Model, there is 790 L/s of water available at a 20 psi residual at the No. 4 Rd. frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b) Prior to the rezoning staff report being written, the applicant is required to coordinate with Richmond Fire-Rescue to confirm whether fire hydrants are required along the proposed development's frontage. If required by RFR, the necessary water main and hydrant installations shall be reviewed by Engineering and added to the SA scope.
- c) At the applicant's cost, the applicant is required to:
 - i. Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - ii. Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - iii. Cut and cap the existing water service connection and remove existing water meter.
 - iv. Install a new 150mm diameter water service connection, complete with water meter and water meter box as per City specifications to service the site.
 - v. Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the SA process.
- d) At the applicant's cost, the City will complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works:

- a) At the applicant's cost, the applicant is required to:
 - i. Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the SA design.
 - ii. Cut and cap all existing storm sewer service connections and remove associated inspection chambers.
 - iii. Install a new storm service connection complete with inspection chamber as per City specifications for the proposed site. The location and size of the required storm sewer service connection shall be determined through the SA design process.
- b) At the applicant's cost, the City will complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

- a) At the applicant's cost, the applicant is required to:
 - i. Cut and cap the existing sanitary service connection and replace with a new sanitary sewer service connection complete with inspection chamber as per City specifications. The location and size of the required storm sewer service connection shall be determined through the SA design process.
- b) At the applicant's cost, the City will complete all tie-ins for the proposed works to existing City infrastructure.

Street Lighting:

- a) At the applicant's cost, the applicant is required to review street lighting levels along all road and lane frontages, and upgrade as required.

General Items:

- a) At the applicant's cost, the applicant is required to:
 - i. Complete other frontage improvements as per Transportation requirements.
 - ii. Coordinate with BC Hydro, Telus and other private communication service providers:
 - To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To underground overhead service lines.
 - iii. Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
 - iv. If required, coordinate the SA design for this development with the SA(s) for the adjacent development(s), both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each SA submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the SA designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
 - Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - Pipe sizes, material and slopes.
 - Location of manholes and fire hydrants.
 - Road grades, high points and low points.
 - Alignment of ultimate and interim curbs.
 - Proposed street lights design.
 - v. Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the SA drawings, and registered prior to SA design approval:
 - BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m

18. Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

Prior to a Development Permit* being forwarded to the Development Permit Panel for consideration, the applicant is required to:

- Make refinements to the proposal as described in the section of the Staff Report entitled "Future DP Application Considerations".
- Submit a signed and sealed statement by the Coordinating Registered Professional confirming that the applicable Energy Step Code performance target has been considered in the proposed design and that a Qualified Energy Modeller has been engaged to ensure that the proposed design can achieve the applicable performance target. Where a relaxation is allowed with the use of low-carbon energy systems, the statement must identify whether that option will be pursued.

The general thermal characteristics of the proposed building skin (e.g., effective R-values of typical wall assemblies, U-values and solar heat gain coefficients of fenestration, window-to-wall ratios, thermal breaks in balconies and similar features) must be presented in the DP application such that the passive energy performance of the building can be assessed. A one-page summary of the envelope energy upgrades and other energy efficiency measures would be acceptable.
- Submit a cost estimate for the proposed Landscape Plan, prepared by a Registered Landscape Architect (including all materials, installation, and a 10% contingency).

Prior to Demolition Permit* issuance, the applicant must complete the following requirements:

- Installation of protection fencing on-site around all trees to be retained (Trees # 710, 716, 718, 719, 721, 722, 727, 730, 731, 733, 742, 743; Trees # os1 and os2; Trees # ci1 to ci3). Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Prior to Building Permit* issuance, the applicant must complete the following requirements:

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

(signed concurrence on file)

Signed _____

Date _____



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10457 (RZ 20-919143)
7371 No. 4 Road**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **“MEDIUM DENSITY TOWNHOUSES (RTM2)”**.

P.I.D. 008-027-030

Lot 70 Except: Part Subdivided By Plan 46426, Section 15 Block 4 North Range 6 West
New Westminster District Plan 44974

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10457”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER





City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: April 17, 2023
File: RZ 21-941625

Re: Application by Fougere Architecture Inc. for Rezoning at 10611 and 10751 River Drive from the "Industrial Storage (IS)" Zone to the "Low to Mid Rise Apartment (ZLR46) – Bridgeport" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10454 to create the "Low to Mid Rise Apartment (ZLR46) - Bridgeport" zone, and to rezone 10611 and 10751 River Drive from the "Industrial Storage (IS)" zone to the "Low to Mid Rise Apartment (ZLR46) - Bridgeport" zone, be introduced and given first reading.

Wayne Craig
Director, Development
(604-247-4625)

WC:sb
Att. 5

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	

Staff Report

Origin

Fougere Architecture Inc., on behalf of Bains Properties (River Drive) Inc. (director: Ravjot Bains), has applied to the City of Richmond for permission to rezone the site at 10611 and 10751 River Drive (Attachment 1) from the “Industrial Storage (IS)” zone to a new “Low to Mid Rise Apartment (ZLR46) – Bridgeport” site specific zone to permit the development of a residential mixed tenure low-rise and mid-rise development.

Key components of the proposal (Attachments 2, 3 & 4) include:

- 181 dwelling units, including 150 strata units, 13 market rental units, and 18 Low-End Market Rental (LEMR) units.
- One four-storey and two six-storey apartment buildings, and a one-storey amenity building.
- A total floor area of approximately 15,588 m² (167,790 ft²) comprised of:
 - Approximately 13,119 m² (141,212 ft²) of strata housing units provided over two buildings, and common circulation space in all three buildings.
 - Approximately 1,010 m² (10,870 ft²) of market rental housing units clustered together in a single building.
 - Approximately 1,459 m² (15,707 ft²) of LEMR housing units clustered together in the same single building as the market rental housing units.
 - Approximately 145 m² (1,557 ft²) of indoor amenity area.

Road, dike, engineering improvement, and public walkway works will be secured through the City’s standard Servicing Agreement process prior to final adoption of the rezoning bylaw (Attachment 5). The works include Shell Road widening, frontage improvements along River Drive and Shell Road, dike improvements, utility connections, and public walkway widening. The provision of land for road and diking purposes will be secured prior to final adoption of the rezoning bylaw.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 2).

Subject Site Existing Housing Profile

There is currently no existing housing units on the site as it is currently zoned for industrial use.

Surrounding Development

The site is comprised of two lots. Both lots currently contain a one-storey industrial building and related uses. The site assembly has frontage onto River Drive and Shell Road and backs onto the City’s dike and the North Arm of the Fraser River.

To the North: City dike along the North Arm of the Fraser River, which is being improved as part of the overall Parc Riviera development, and further improvements are required as part of the subject development.

To the South: Across River Drive, are single detached homes on lots zoned “Single Detached (RS2/B and RS1/D)”.

To the East: Across Shell Road, are one-storey and two-storey industrial developments on lots zoned “Industrial Business Park (IB1)”.

To the West: Across a public walkway connection from River Drive to the City’s waterfront trail, the final phase of the Parc Riviera development (DP 16-747620), zoned “Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)”.

Related Policies & Studies

Official Community Plan/Bridgeport Area Plan

The Official Community Plan (OCP) designation for the subject site is “Mixed Use”. The Bridgeport Area Plan Land Use Map – Bridgeport designation for the site is “Residential Mixed-Use (Max. 6 Storey; 1.45)”.

The proposal accommodates a density bonus identified in the OCP policy to encourage the development of new purpose-built market rental housing units. Under the instream application provisions endorsed by Council, the subject application is not required to provide market rental housing units. However, the applicant is voluntarily providing an additional 0.1 Floor Area Ratio (FAR) of market rental housing units.

The proposal is consistent with the OCP and Bridgeport Area Plan policies applicable to the subject site.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The subject site is located in an area impacted by aircraft noise (Area 2) and registration of an aircraft noise-sensitive use legal agreement on Title is required prior to final adoption of the rezoning bylaw. The purpose of the legal agreement is to ensure that the building design satisfies CMHC guidelines for interior noise levels and ASHRAE standards for interior thermal comfort, and potential purchasers are made aware of potential noise conditions.

As part of the required Development Permit application process, the developer will be required to provide confirmation from a qualified acoustic professional that the proposed development is designed in compliance with the ANSD standards.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property and staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act* and the City's *Zoning Bylaw 8500*.

External Agencies

BC Ministry of the Environment and Climate Change Strategy

Due to the history of industrial use on the subject site, the applicant is required to satisfy Provincial Ministry of the Environment and Climate Change Strategy requirements. Prior to rezoning approval, the applicant is required to provide a Determination that the site is not contaminated, an Approval in Principle of a remediation plan, a Certificate of Compliance or a Voluntary Remediation Agreement, or obtains a release notice from the ministry.

BC Archaeology Branch

Due to proximity to a historic slough location, the applicant has been in contact with the Provincial Archaeology Branch. If archaeological materials are exposed and/or impacted during land-altering activities, the owner is required to obtain a Provincial heritage permit from the BC Archaeology Branch under the *Heritage Conservation Act*.

Due to proximity to a historic slough location, the applicant provided an Archaeological Overview Assessment report to the Provincial Archaeology Branch. The report indicates there is moderate potential for archaeological resources to be discovered on-site during site excavation works on the subject site and the applicant has agreed to enter into a contract with a qualified archeologist prior to final adoption of the rezoning bylaw.

Analysis

The developer has applied to rezone the subject site to permit the development of a four-building, four- to six-storey apartment development comprising of 181 dwellings (including 18 Low-End Market Rental (LEMR) units, 13 market rental units and 150 strata units). The proposal is consistent with OCP policy encouraging market rental housing development.

Site Planning and Massing

The developer proposes to construct a mid-rise residential development arranged around a central common amenity open space and fronting River Drive, Shell Road and the North Arm of the Fraser River (Attachment 3). The proposed development is consistent with City policy, and provides land dedication to facilitate required transportation improvements and land for diking purposes. The proposed form of development is four-storey and six-storey apartment buildings over a shared single-level parking structure.

Housing Type and Tenure

- a) Dwelling Unit Mix: The OCP encourages multiple residential development to provide at least 40 per cent of units with two or more bedrooms that are suitable for families with children. Staff support the developer's proposed unit mix, which includes 70 per cent family-friendly units.
- b) LEMR Housing: The developer proposes to design and construct 18 LEMR units, to a turnkey level of finish, at the developer's sole cost, comprising 1,459 m² (15,707 ft²) of habitable space, and representing 10 per cent of the total development's residential floor area, consistent with the City's Affordable Housing Strategy respecting developments located outside of the City Centre Area Plan. Approximately 78 per cent of the LEMR units are proposed to be family-friendly (two bedrooms or more) and 89 per cent of the units will be designed with Basic Universal Housing features.

Unit Type	Affordable Housing Strategy Requirements (1)			Project Targets (2)	
	Min. Unit Area	Max. Rent Charge	Max. Household Income	Unit Mix	BUH
Studio	37 m ² (400 ft ²)	\$811	\$34,650 or less	11% (2 units)	11% (2 units)
1-bedroom	50 m ² (535 ft ²)	\$975	\$38,250 or less	11% (2 units)	6% (1 units)
2-bedroom	69 m ² (741 ft ²)	\$1,218	\$46,800 or less	39% (7 units)	39% (7 units)
3-bedroom	91 m ² (980 ft ²)	\$1,480	\$58,050 or less	39% (7 units)	33% (6 units)
Total	N/A	N/A	N/A	18 Units 1,459.2 m² (15,707 ft²)	89% (16 units)

(1) May be adjusted periodically as provided for under adopted City policy.

(2) Unit mix in the above table may be adjusted through the Development Permit Process provided that the total area comprises at least 10 per cent of the subject development's total residential building area (excluding market rental unit floor area).

The LEMR units are proposed to be clustered in a 100 per cent rental building along with 13 market rental units, in a proposed four-storey wood-frame building at the southeast corner of the subject site. The City's Affordable Housing Strategy supports LEMR units being clustered only if the developer has partnered with a non-profit operator for the management of the units.

Qualified non-profit management will be a requirement of any clustered configuration of LEMR units within the proposed development. The developer is in ongoing discussion with potential non-profit operators and has agreed to secure an agreement with a non-profit housing provider to manage the development's required LEMR units prior to adoption of the rezoning bylaw. Should the proposed development proceed with a clustered configuration of LEMR units, the developer will be required to enter into an agreement with a qualified non-profit operator prior to final adoption of the rezoning bylaw.

More information regarding this arrangement will be provided at Development Permit stage and as part of Council's consideration of the Housing Agreement Bylaws securing the LEMR units.

- c) **Market Rental Housing:** The developer proposes to design and construct 13 market rental units, to a turnkey level of finish, at the developer's sole cost, comprising 1,009 m² (10,870 ft²) of habitable space. The developer intends to manage these units, which will not have a restriction on tenant incomes and the ability for the units to have prevailing market rent charge rates.

The market rental units are proposed to be provided along with the affordable housing units in the proposed four-storey wood-frame building at the southeast corner of the subject site.

Unit Type	Min. Unit Area	Unit Mix (1)	BUH (1)
Studio	-	0% (0 units)	0% (0 units)
1-bedroom	55.7 m ² (600 ft ²)	31% (4 units)	31% (4 units)
2-bedroom	75.6 m ² (814 ft ²)	38% (5 units)	31% (4 units)
3-bedroom	102.2 m ² (1,100 ft ²)	31% (4 units)	15% (2 units)
Total	N/A	13 Units 1,009.9 m² (10,870 ft²)	77% (10 units)

(1) Unit area and unit mix in the above table may be adjusted through the Development Permit Process

- d) **LEMR and Market Rental Housing Requirements:** Prior to final adoption of the rezoning bylaw, registration of a Housing Agreement, Market Rental Agreement, and Housing Covenants on Title is required to secure the following conditions in perpetuity for the LEMR units and market rental units:
- LEMR units are required to achieve occupancy prior to any other buildings or uses in the proposed development.
 - The residential use of the 18 LEMR units and 13 market rental units is restricted to residential rental tenure.
 - Age-related occupancy restrictions are prohibited.
 - Single ownership of the LEMR units is maintained (within a single airspace parcel or strata lot). This also applies to the market rental units in each building.
 - Occupants will enjoy full use of all indoor residential amenity spaces, all outdoor residential amenity spaces, parking, bicycle storage, and related features, at no additional charge to the occupants.
- e) **Strata Housing:** The developer proposes to design and construct 150 strata housing units, comprising 13,119 m² (141,212 ft²) provided over two buildings, and common circulation space in all three buildings.

The strata housing units are proposed to be provided in the two proposed six-storey wood-frame buildings at the northwest and northeast corners of the subject site.

Unit Type	Min. Unit Area	Unit Mix (1)	BUH (1)	Adaptable (1)
Studio	-	-	-	-
1-bedroom	51.8 m ² (558 ft ²)	31% (46 units)	12% (18 units)	10% (15 units)
2-bedroom	73.4 m ² (790 ft ²)	45% (67 units)	15% (22 units)	-
3-bedroom	91.5 m ² (985 ft ²)	25% (37 units)	7% (10 units)	1% (2 units)
Total	N/A	150 Units	33% (50 units)	11% (17 units)

(1) Unit area and unit mix in the above table may be adjusted through the Development Permit Process

Consistent with OCP policy respecting multiple-family housing development projects, and in order to maximize potential rental and housing opportunities throughout the City, the applicant has agreed to register a restrictive covenant on Title prior to rezoning bylaw adoption, prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.

f) Accessibility: Richmond's OCP encourages development to meet the needs of the city's aging population and people facing mobility challenges. Staff support the developer's proposal, which is consistent with City Policy and will include:

- Barrier-free lobbies, common areas, and amenity spaces.
- Aging-in-place features in all units (e.g., blocking for grab bars, lever handles, etc.).
- 33 per cent Basic Universal Housing (BUH) units (i.e., 76 of 181 units), including 89 per cent of LEMR units (i.e., 16 units) and 77 per cent of market rental units (i.e., 10 units).

Proposed Zoning Amendment

To facilitate the subject development and provide for voluntary developer contributions in compliance with OCP Policy (i.e., market rental housing), the developer has requested that the subject site be rezoned to a new site-specific zone, "Low to Mid Rise Apartment (ZLR46) - Bridgeport", which includes:

- Maximum density: 1.55 FAR calculated against the site area for FAR purposes, before road dedication for River Drive widening and the provision of land for future dike needs. This is consistent with density calculations for the remainder of the block, where these areas were secured by Right-Of-Way.
- This includes density bonus related to the provision of LEMR units, and market rental units. The zone also includes the typical 0.1 FAR density bonus for common indoor amenity space for residents.
- Permitted land uses: townhouse, apartment and related land uses.

- Residential rental tenure restriction relating to the provision of 31 rental units (e.g., 18 LEMR units and 13 market rental units).
- Maximum building height is generally 26 m (85 ft.), but like the zoning for the remainder of the block, an intermediate maximum building height of 15 m (49 ft.) is required within 36 m (118 ft.) of River Road, and a lower maximum building height of 10 m (33 ft.) is required in the area that is both within 20 m (66 ft.) of River Drive and over 70 m (230 ft.) from Shell Road (e.g., the southwest corner of the subject site). The lowered building height provides a sensitive transition to the existing single-family neighbourhood located southwest of the subject site.
- Maximum lot coverage and minimum setbacks in keeping with the zoning for the remainder of the block.

Sustainability

The sustainability requirements set out in the applicable sections of Richmond's BC Energy Step Code for the proposed wood-frame residential buildings is Step 4, or Step 3 with the provision of a low-carbon building energy system. The architect has provided a letter confirming the project is being designed to achieve Step 3 with the provision of a privately owned low-carbon building energy system on the subject site. More information regarding the developments sustainability initiatives will be provided at Development Permit stage.

Transportation and Site Access

The proposed development provides for transportation improvements and related features, all at the developer's sole cost, to be secured through a combination of road dedication and legal agreements registered on Title, to the satisfaction of the Director of Transportation, and the City's standard Servicing Agreement process (secured with Letter of Credit), as applicable, as per the attached Rezoning Considerations (Attachment 5).

Staff support the developer's proposal, which is consistent with City objectives and includes:

- i) Widening and frontage improvements along Shell Road to accommodate road, off-street multi-purpose path, planted boulevard, and related upgrades. This includes 0.5 m of road dedication along the site's Shell Road frontage, and a corner cut.
- ii) Widening and frontage improvements along River Drive to accommodate sidewalk, planted boulevard, and related upgrades. This includes 1.3 m of road dedication along the site's River Drive frontage.
- iii) Widening the public pathway along the west edge of the subject site. This includes granting a 3 m wide public-rights-of-passage statutory Right-Of-Way along the entire west property line.

The number of site access driveways is limited to one to minimize potential pedestrian and cycling conflicts with vehicles, and it is proposed to connect to River Drive.

A secondary access is provided along River Drive for emergency vehicles only to access the northwest building through the central outdoor amenity space.

The proposed parking complies with the City's *Zoning Bylaw 8500* and was validated through a Transportation Impact Assessment, which was reviewed and accepted by the City. Residential parking for strata units is reduced by approximately ten per cent, and supported by the following required Transportation Demand Management (TDM) measures, which will be further reviewed through the required Development Permit process:

- Transit Pass Program: monthly bus pass (two-zone) will be offered to 15 per cent of the strata units (23 units) for a period of one year and secured with a letter of credit and registration of a legal agreement on Title prior to final adoption of the rezoning bylaw.
- Providing secure class 1 bicycle spaces at the rate of two spaces for each dwelling and e-bike and e-scooter storage.
- Providing a shared bicycle maintenance and repair facility.
- Accommodating electrical charging for 100 per cent of resident parking spaces and 10 per cent of resident class 1 secure bicycle storage spaces.

The proposal includes tandem parking spaces for some residents of strata units. Registration of a tandem parking covenant is required prior to final adoption of the rezoning bylaw, to ensure each pair of tandem parking spaces is assigned to the same dwelling unit.

Landscaping, Tree Retention and Replacement

Through the adjacent development under construction, the City secured a public walkway adjacent to the west property line of the subject site. The proposal will widen the interim walkway width onto the subject site, providing an ultimate 6 m width pathway connection from the River Drive sidewalk to the dike walkway.

The landscape design concept includes locating the building around a central outdoor amenity space, providing a generous setback with tiered planting down to Shell Road, and connections to the public walkway along the west edge of the site, the dike walkway, and the River Drive sidewalk. The detailed landscape design will be further developed at Development Permit stage and will include replacement tree planting to compensate for existing trees recommended to be removed from the site.

The developer has submitted a Certified Arborist's Report; which identifies two existing trees on the subject site, and one City tree in the site's River Drive boulevard (Attachment 4).

The one existing city tree in the subject site's River Drive boulevard is required to be retained.

Removal of the two existing trees on the subject site is recommended. The trees proposed for removal are Black Cottonwood species and are both in poor condition. These trees are located along the north edge of the site in the area that will be subdivided and transferred to the City for dike purposes. The planting of four replacement trees (2:1 ratio) will be secured through the Development Permit application. Replacement trees will be accommodated on the site.

To ensure that the boulevard tree identified for retention is protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, entering into a tree security legal agreement and provision of a \$5,000.00 tree survival security.
- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing buildings on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site are completed.

Public Art

The developer intends to install public art on-site. Staff support the developer's proposal, which is consistent with City Policy and includes a voluntary developer contribution of at least \$140,529.00, based on City-approved rates and the proposed floor area (excluding affordable housing and market rental housing). Prior to final adoption of the rezoning bylaw, a legal agreement will be registered on Title requiring the developer's implementation of a Public Art Plan for the subject site, prepared by an accredited professional and secured by a Letter of Credit and/or voluntary cash contribution, to the satisfaction of the City.

Servicing and Frontage Improvements

The developer will enter into a standard City Servicing Agreement, secured with a Letter of Credit, for the design and construction of all required off-site works including, but not limited to: road widening, multi use path, frontage improvements along Shell Road and River Drive, dike upgrades and City utilities works as set out in the attached Rezoning Considerations (Attachment 5).

To facilitate future City dike needs, the application has agreed to provide a fee simple lot for diking purposes along the north edge of the site. Prior to adoption of the rezoning bylaw, the owner is required to subdivide a 7.3 m wide and approximately 537.5 m² (5,786.1 ft²) fee simple lot and transfer ownership to the City for diking and related purposes.

The extent of required dike upgrades will be confirmed at DP stage and prior to rezoning adoption as set out in the attached Rezoning Considerations (Attachment 5). These works include design and construction of the fee simple lot for diking purposes, with grading for diking purposes, landscaping treatment planting to complement constructed and approved dike walkway planting to the west, and tying in into dike works and Shell Road access routes, and relocation of third party utilities onto the subject site.

The neighbouring Parc Riviera development is responsible for dike upgrades that extend across the river frontage of the subject site to the Shell Road North Drainage Pump Station. The works are not yet complete and should they not be complete at DP stage, the developer will be responsible for dike upgrades across the subject site frontage and any necessary transition connection work.

Future Development Permit Application Considerations

Development Permit approval, to the satisfaction of the Director, Development, is required prior to final adoption of the rezoning bylaw. At DP stage, additional design development is encouraged with respect to the following items:

- a) **Residential Streetscape:** Opportunities to incorporate colour in building design and to provide an enhanced interface with fronting public walkway, sidewalk and multi use path.
- b) **Common Amenity Spaces:** The proposal includes approximately 144 m² of shared indoor amenity space and 1,849 m² of shared outdoor amenity spaces, exceeding the OCP DP Guidelines rates (Attachment 2) by 44 per cent for indoor amenity space (Min. 100 m²) and 70 per cent for outdoor amenity space (Min. 1,086 m²). More information is required with respect to the programming, design, and landscaping of these spaces to ensure they satisfy City objectives. The conceptual design includes shared use of all indoor amenity areas by all residents and a common central outdoor amenity area.
- c) **Accessibility:** Design and distribution of Basic Universal Housing units, adaptable units, aging-in-place features, and common spaces.
- d) **Sustainability:** Opportunities to enhance building performance in coordination with architectural expression.
- e) **Crime Prevention through Environmental Design (CPTED):** Opportunities to incorporate CPTED measures including surveillance and territoriality to promote a sense of security.
- f) **Fire fighting plan:** Each of the three residential buildings will require its own address and its own fire department response point (e.g. fire department connection, fire alarm panel and principle building entrance in close proximity to a fire access route and fire hydrant).
- g) **Parking, Loading & Waste Management:** The development proposal is consistent with the Zoning Bylaw and related City requirements. Further design of vehicle parking and circulation, truck manoeuvring, waste management activities, and related features and spaces.

Financial Impact or Economic Impact

As a result of the proposed development, the City will take ownership of developer-contributed assets such as dikes, roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals. The anticipated operating budget impact for the ongoing maintenance of these assets is \$28,125.00.

Conclusion

Fougere Architecture Inc. has applied to the City of Richmond to create a new zone, “Low to Mid Rise Apartment (ZLR46) – Bridgeport” and to rezone the subject site at 10611 and 10751 River Drive to the new zone to permit the development of a residential mixed tenure low-rise and mid-rise development containing 180 dwellings (including 150 strata residential units, 13 market rental units and 18 LEMR units). Off-site works, including dike enhancement, road widening and frontage improvements will be subject to the City’s standard Servicing Agreement process (secured with Letter of Credit). An analysis of the developer’s proposal shows it to be considered and consistent with the City’s OCP policy objectives regarding rental housing development.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10454 be introduced and given first reading.



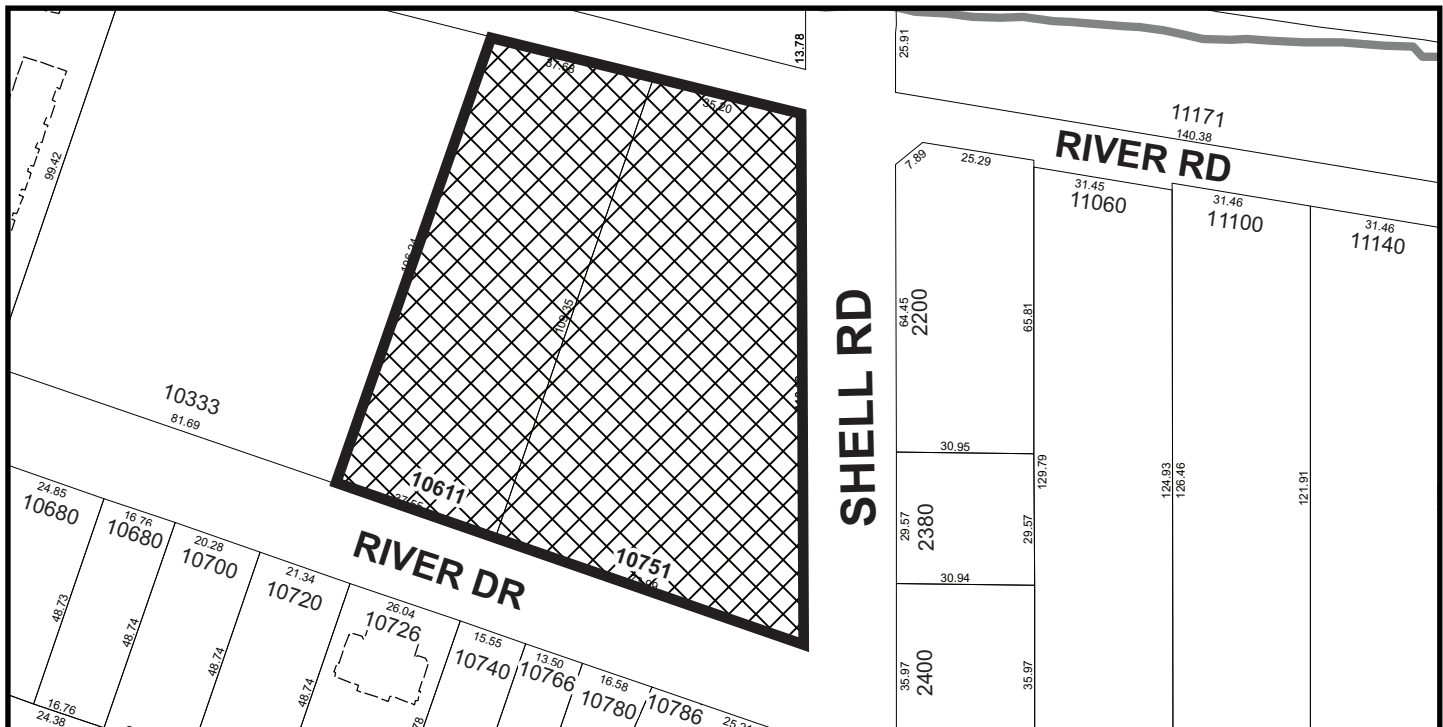
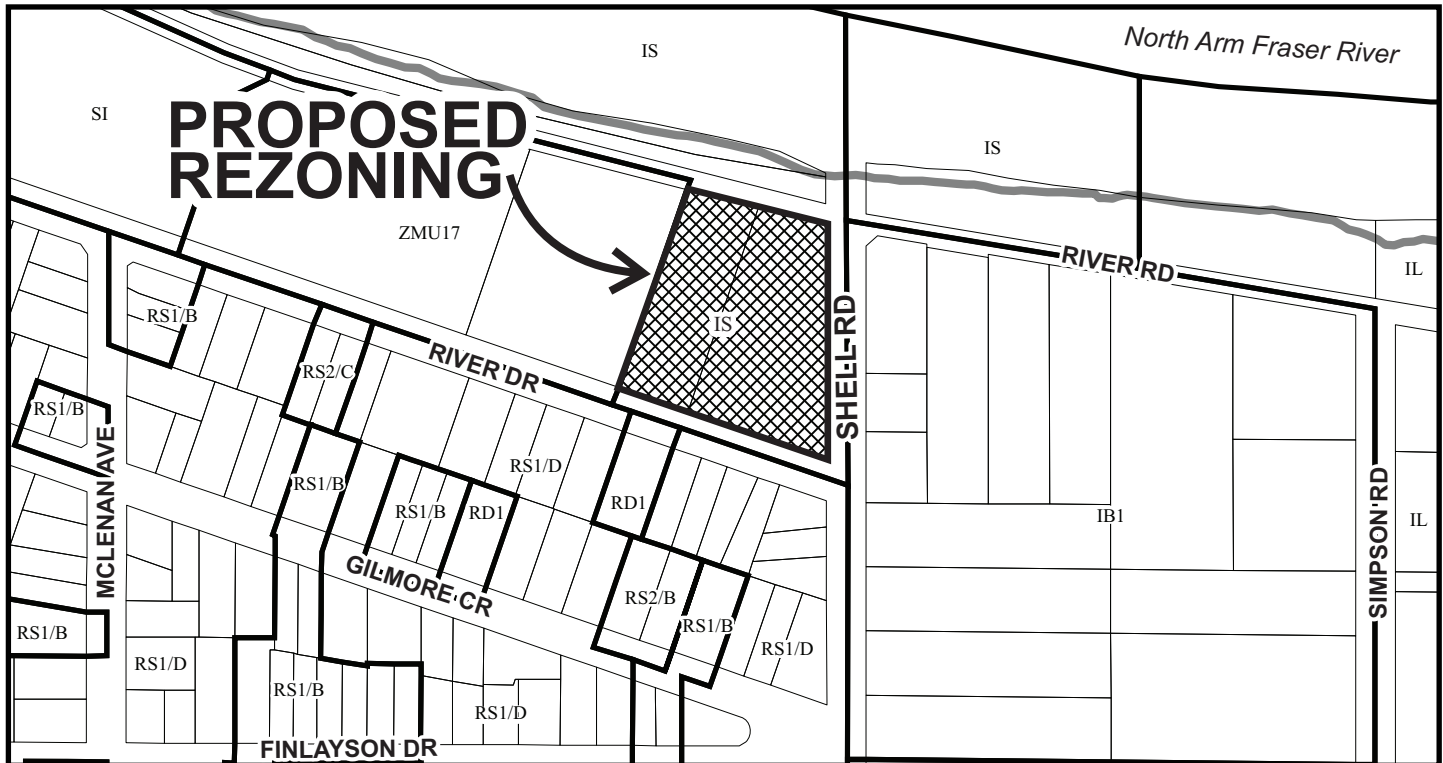
Sara Badyal, M. Arch, MCIP, RPP
Planner 3
(604-276-4282)

SB:js

- Att. 1: Location Map and Aerial Photo
 2: Development Application Data Sheet
 3: Conceptual Development Plans
 4: Tree Management Plan
 5: Rezoning Considerations



City of Richmond



RZ 21-941625

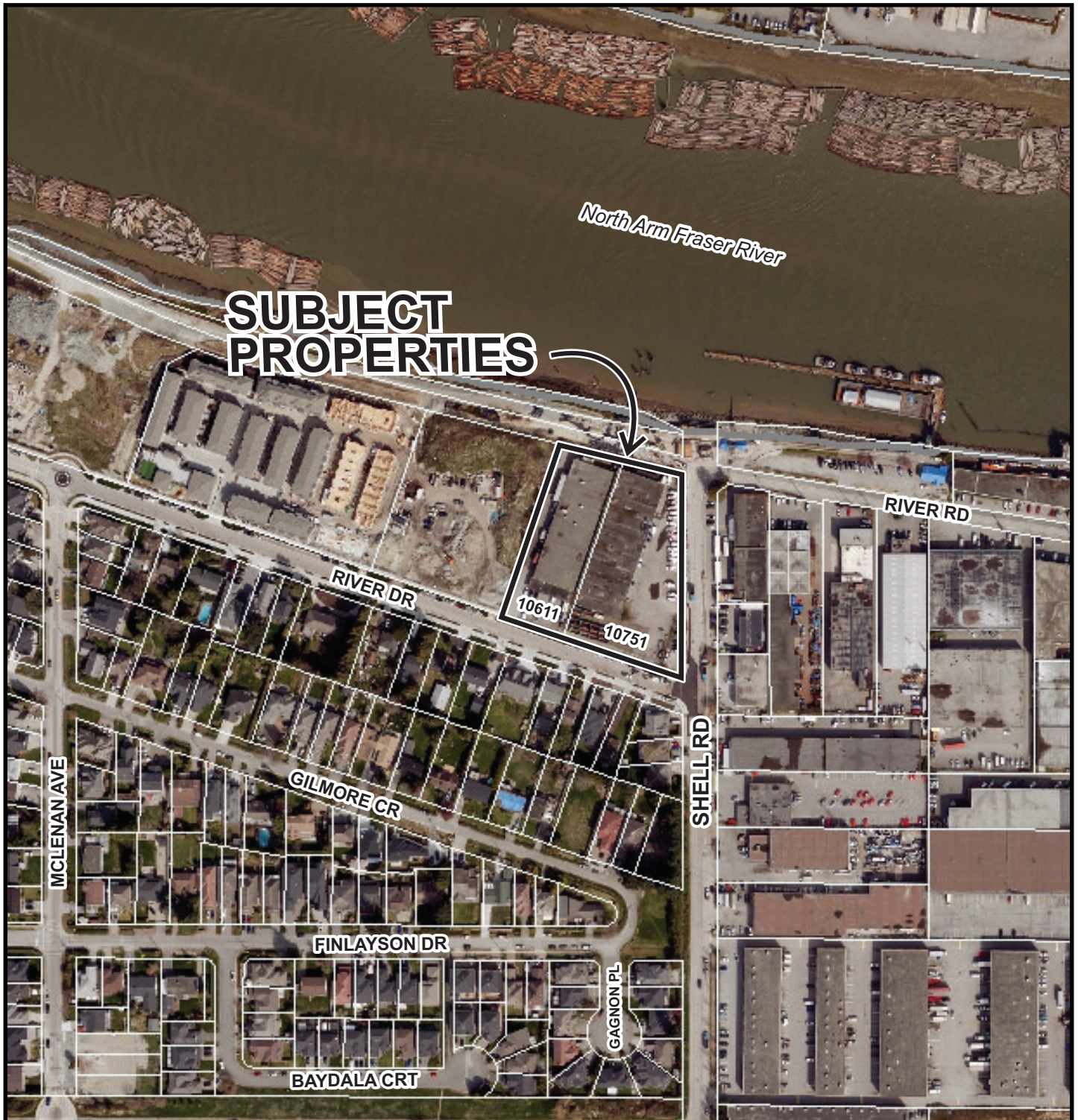
Original Date: 10/18/21

Revision Date: 03/29/23

Note: Dimensions are in METRES



City of Richmond



RZ 21-941625

Original Date: 10/18/21

Revision Date: 03/29/23

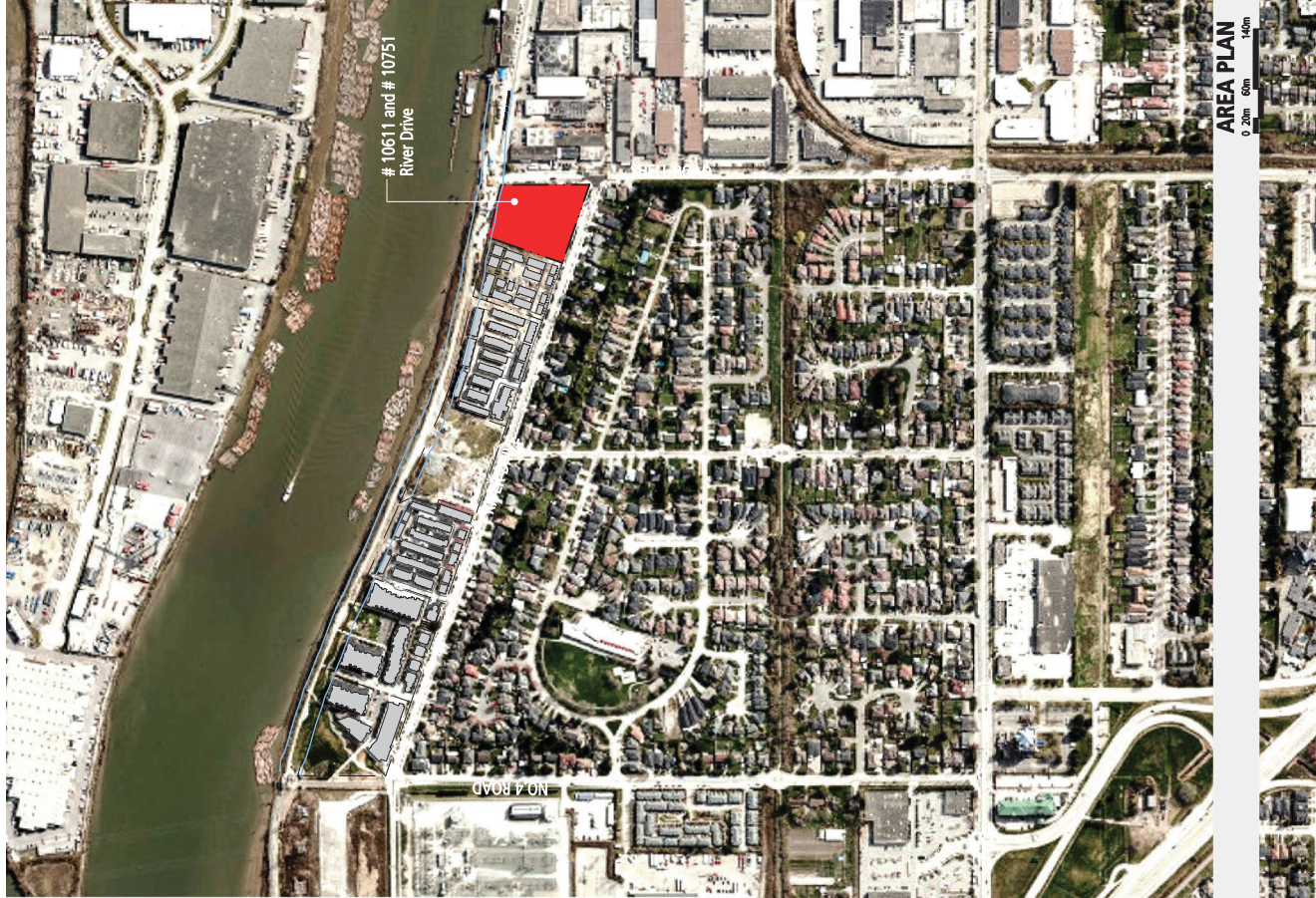
Note: Dimensions are in METRES



RZ 21-941625

Attachment 2

Address	10611 and 10751 River Drive		
Applicant	Fougere Architecture Inc.		
Owner	Bains Properties (River Drive) Inc. (BC1329075)		
Planning Area(s)	Bridgeport		
	Existing	Proposed	
Site Area	10,123.74 m ²	10,057.45 m ² for FAR purposes 9,375.19 m ² Net	
Land Uses	Industrial	Multi-Family	
OCP Designation	Residential Mixed-Use and Environmentally Sensitive Area (ESA)	Complies	
Area Plan Designation	Residential Mixed-Use (Max. 6 storey; 1.45)	Complies	
Zoning	Industrial Storage (IS)	Low to Mid Rise Apartment (ZLR46) – Bridgeport	
Number of Units	3 industrial units	18 LEMR units 13 market rental units 150 market strata units	
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 1.55 FAR, including Min. 0.1 FAR market rental housing	1.55 FAR, including 0.1 FAR market rental housing	None permitted
Lot Coverage	Max. 40%	37 %	None
Setbacks	River Dr: Min. 3 m River Rd: Min. 7.5 m Shell Rd: Min. 6 m West Side Yard: Min. 6 m	River Dr: 3 m River Rd: 7.5 m Shell Rd: 6 m West Yard: 6 m	None
Building Height	0-20 m of River Dr & >70 m from Shell Rd: Max. 10 m 0-20 m of River Dr & <70 m from Shell Rd: Max. 15 m 20-36 m of River Dr: Max. 15 m >36 m of River Dr: Max. 26 m	0-20 m of River Dr & >70 m from Shell Rd: Max. 10 m 0-20 m of River Dr & <70 m from Shell Rd: Max. 15 m 20-36 m of River Dr: Max. 15 m >36 m of River Dr: Max. 26 m	None
Lot Dimensions	None	Width: 74.8 m to 106.5 m Depth: approx. 97.5 m	None
Parking Space Rates	Per dwelling: LEMR: 1 Market Rental: 1.2 Market Strata: 1.35 with TDMs Visitor: 0.2	Per dwelling: LEMR: 1 Market Rental: 1.2 Market Strata: 1.35 with TDMs Visitor: 0.2	None
Accessible Parking Spaces	Min. 2%	2%	None
Small Car Parking Spaces	Max. 50%	23%	None
Tandem Parking Spaces	Permitted	13%	None
Loading Spaces	1 medium space	1 medium space	None
Bicycle Storage	Class 1: 2 per dwelling (TDM) Class 2: 0.2 per dwelling	Class 1: Min. 2 per dwelling Class 2: Min. 0.2 per dwelling	None
Amenity Space – Indoor	Min. 100 m ²	144 m ²	None
Amenity Space – Outdoor	Min. 1086 m ²	1,849 m ²	None



PROJECT STATISTICS

SITE DATA											
CIVIC ADDRESS											
#10611 RIVER DRIVE, RICHMOND B.C. (P.L.D. 008 - 930 - 601)											
#10751 RIVER DRIVE, RICHMOND B.C. (P.L.D. 003 - 715 - 868)											
SITE AREA											
		108,970.51 sf (2.50 Acre) (1.01 Hectare)									
DEDICATIONS		LOT 8 (DIKING PURPOSES)		5,786.11 sf							
		LOT 9 (DIKING PURPOSES)		1,557.67 sf							
		SHELL ROAD		713.63 sf							
NET AREA											
		108,256.88 sf (2.49 Acre) (1.01 Hectare) * Includes lot 8 and River Drive dedications									
CURRENT ZONING											
		IS									
PROPOSED ZONING		CD-1									
PROPOSED DENSITY		180 UNITS (72 UPK/178 UPH)									
COVERAGE		40% (@ PODIUM LEVEL)									
SETBACKS											
		ALLOWED		PROPOSED		VARIANCE REQUESTED					
NORTH (RIVER ROAD - DIKE)		7.5 M		7.5 M		NO					
SOUTH (RIVER DRIVE)		3.0 M		3.0 M		NO					
EAST		6.0 M		6.0 M		NO					
WEST		6.0 M		6.0 M		NO					
BUILDING HEIGHT											
		ALLOWED		PROPOSED		VARIANCE REQUESTED					
		26 M (6 STORIES)		26 M (6 STORIES)		NO					
AREA SUMMARY											
		BUILDING 1 (Area in SF)		BUILDING 2 (Area in SF)		BUILDING 3 (Area in SF)		AMENITY (Area in SF)			
		GROSS	EXCL.	NET	GROSS	EXCL.	NET	GROSS	EXCL.	NET	
FIRST FLOOR		12,607	3,288	9,318	14,402	4,039	10,363	8,946	365	8,581	2,022
SECOND FLOOR		12,463	493	11,970	13,255	587	12,669	8,178	906	7,272	-
THIRD FLOOR		12,463	493	11,970	13,255	587	12,669	8,178	906	7,272	-
FOURTH FLOOR		12,463	493	11,970	12,486	587	11,899	8,178	906	7,272	-
FIFTH FLOOR		11,654	493	11,161	12,486	587	11,899	-	-	-	-
SIXTH FLOOR		11,654	1,274	10,380	12,486	1,364	11,122	-	-	-	-
TOTAL		66,770		70,621		30,399		167,790*		1,557	
NET TOTAL										0.014	
FSR											
		* Includes 15,707sf habitable LEMR area (0.145 FAR) and 10,870sf habitable rental area (0.1 FAR)									
PARKING SUMMARY											
		UNIT COUNT		RATIO		TDM RED. REQUIRED (10%)		PROVIDED		TOTAL	
								REGULAR		SMALL	
CONDOS/ STRATA		150		1.5		1.35		145*		53	
LEMR UNIT		18		1.0		N/A		18		3	
MARKET RENTAL		13		1.2		N/A		16		2	
VISITOR		(181)		0.2				37		32	
								206		62	
TOTAL						274				274	
		* Includes 22 tandem stalls									
BIKE PARKING											
		UNIT COUNT		RATIO		REQUIRED		PROVIDED		TOTAL	
								HORIZONTAL		VERTICAL	
CLASS 1		181		1.25		227		330		32	
CLASS 2				0.2		37		40		10	
TOTAL						264				372	
										40	
										412	

PROJECT DATA

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RIVER POINTE
#10611 and #10751
River Drive for
Bains Properties Inc.

MARCH 28, 2023



FOUGERE
architecture inc.
200 - 2455 Quebec Street
Vancouver, BC V6K 4R7
604.673.2007
fougerearchitecture.ca



SITE PLAN

SCALE 1:250



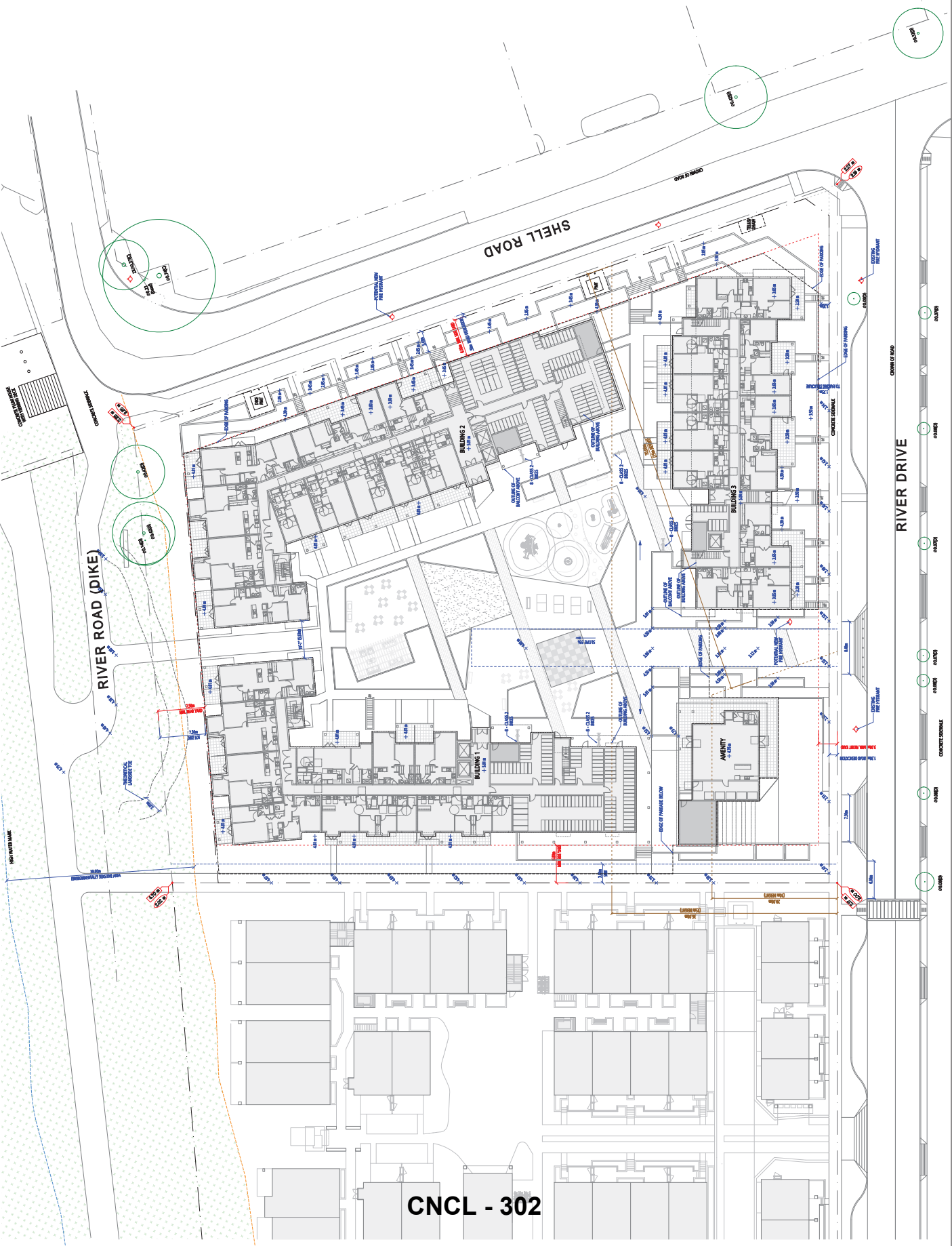
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RIVER POINTE
#10611 and #10751
River Drive for
Bains Properties Inc.

APRIL 4, 2023

FOUGERE
architecture inc.
200-2425 Quebec Street
Vancouver, BC V5T 4L6
fougerearchitect.com



CNCL - 302

UNIT MIX	BUILDING 1 (STRATA)	BUILDING 2 (STRATA)	BUILDING 3 (MIX-RESIDENTIAL)	TOTAL	%
STUDIO	-	-	2	2	1%
1BR	27	19	6	52	25%
2BR	35	32	12	79	44%
3BR	14	23	11	48	25%
TOTAL	76	74	31	181	

STRATA UNITS	TOTAL	ACCESSIBLE UNITS	BUH UNITS
STUDIO	-	-	-
1BR	46	31%	15
2BR	67	45%	22
3BR	37	24%	10
TOTAL	150	17	50

LEARNER UNITS	TOTAL	BUH
STUDIO	2	11%
1BR	2	11%
2BR	7	39%
3BR	7	39%
TOTAL	18	16

MARKET RENTAL UNITS	TOTAL	BUH
STUDIO	-	-
1BR	4	31%
2BR	5	38%
3BR	4	31%
TOTAL	13	10

ALL UNITS WILL INCLUDE AGING-IN-PLACE FEATURES
ALL BHI AND ACCESSIBLE UNITS WILL BE CONSTRUCTED TO ADOPTABLE UNIT STANDARDS



LEVEL 1 FLOOR PLANS

SCALE 1/16" = 1'-0"



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MARCH 28, 2023

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Vancouver, BC V5T 4L5
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06



UNIT MIX	BUILDING 1 (STRATA)	BUILDING 2 (STRATA)	BUILDING 3 (MKT+RENTAL)	TOTAL	%
STUDIO	-	-	2	2	1%
1BR	27	19	6	52	25%
2BR	35	32	12	79	44%
3BR	14	23	11	48	25%
TOTAL	76	74	31	181	

STRATA UNITS	TOTAL	ACCESSIBLE UNITS	BUH UNITS
STUDIO	-	-	-
1BR	46	31%	15
2BR	67	45%	22
3BR	37	24%	10
TOTAL	150	17	50

LEASABLE UNITS	TOTAL	BUH
STUDIO	2	11%
1BR	2	11%
2BR	7	39%
3BR	7	39%
TOTAL	18	16

MARKET RENTAL UNITS	TOTAL	BUH
STUDIO	-	-
1BR	4	31%
2BR	5	38%
3BR	4	31%
TOTAL	13	10

ALL UNITS WILL INCLUDE AGING-IN-PLACE FEATURES
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LEVEL 2 FLOOR PLANS

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RIVER POINTE
#10611 and #10751
River Drive for
Bains Properties Inc.

MARCH 28, 2023



UNIT MIX	BUILDING 1 (STRATA)	BUILDING 2 (STRATA)	BUILDING 3 (MKT+RENTAL)	TOTAL	%
STUDIO	-	-	2	2	1%
1BR	27	19	6	52	25%
2BR	35	32	12	79	44%
3BR	14	23	11	48	25%
TOTAL	76	74	31	181	

STRATA UNITS	TOTAL	ACCESSIBLE UNITS	BUH UNITS
STUDIO	-	-	-
1BR	46	31%	15
2BR	67	45%	22
3BR	37	24%	10
TOTAL	150	17	50

MARKET RENTAL UNITS	TOTAL	ACCESSIBLE UNITS	BUH UNITS
STUDIO	2	11%	2
1BR	2	11%	1
2BR	7	39%	7
3BR	7	39%	6
TOTAL	18	16	88%

ALL UNITS WILL INCLUDE AGING-IN-PLACE FEATURES
ALL BUH AND ACCESSIBLE UNITS WILL BE CONSTRUCTED TO ADOPTABLE UNIT STANDARDS



LEVEL 3 FLOOR PLANS

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RIVER POINTE
#10611 and #10751
River Drive for
Bains Properties Inc.

MARCH 28, 2023



UNIT MIX	BUILDING 1 (STRATA)	BUILDING 2 (STRATA)	BUILDING 3 (MKT-RENTAL)	TOTAL	%
STUDIO	-	-	2	2	1%
1BR	27	19	6	52	25%
2BR	35	32	12	79	44%
3BR	14	23	11	48	25%
TOTAL	76	74	31	181	

STRATA UNITS	TOTAL	ACCESSIBLE UNITS	BUH UNITS
STUDIO	-	-	-
1BR	46	31%	15
2BR	67	45%	22
3BR	37	24%	10
TOTAL	150	17	50

LEASABLE UNITS	TOTAL	BUH
STUDIO	2	11%
1BR	2	11%
2BR	7	39%
3BR	7	39%
TOTAL	18	16

MARKET RENTAL UNITS	TOTAL	BUH
STUDIO	-	-
1BR	4	31%
2BR	5	38%
3BR	4	31%
TOTAL	13	10

ALL UNITS WILL INCLUDE AGING-IN-PLACE FEATURES
ALL BUH AND ACCESSIBLE UNITS WILL BE CONSTRUCTED TO AISC ADAPTABLE UNIT STANDARDS



LEVEL 4 FLOOR PLANS

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MARCH 28, 2023

FOUGERE
architecture inc.

200 - 2425 Quebec Street
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604.673.2007
fougerearch.ca

09



BUILDING 1 (STRATA)		BUILDING 2 (STRATA)		BUILDING 3 (OH+RESID)		TOTAL		%	
UNIT MIX									
STUDIO						2		1%	
1BR	27	19	6			52		25%	
2BR	35	32	12			79		44%	
3BR	14	23	11			48		26%	
TOTAL	76	74	31			181			

TOTAL		ACCESSIBLE UNITS		BUH UNITS	
STUDIO	-	-	-	-	-
1BR	46	31%	15	10%	18
2BR	67	45%	-	-	22
3BR	37	24%	2	1%	10
TOTAL	150		17	11%	50

TOTAL		BUH	
STUDIO	2	11%	2
1BR	2	11%	1
2BR	7	39%	7
3BR	7	39%	6
TOTAL	18		16

TOTAL		BUH	
STUDIO	-	-	-
1BR	4	31%	4
2BR	5	38%	4
3BR	4	31%	2
TOTAL	13		10

ALL UNITS WILL INCLUDE AGING-IN-PLACE FEATURES
ALL BUH AND ACCESSIBLE UNITS WILL BE CONSTRUCTED TO AISC ADAPTABLE UNIT STANDARDS



LEVEL 5
FLOOR PLANS

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RIVER POINTE
#10611 and #10751
River Drive for
Bains Properties Inc.

UNIT MIX	BUILDING 1 (STRATA)	BUILDING 2 (STRATA)	BUILDING 3 (AH+ BENYAU)	TOTAL	%
	STUDIO	1BR	2BR		
STUDIO	-	-	2	2	1%
1BR	27	19	6	52	25%
2BR	35	32	12	79	44%
3BR	14	23	11	48	26%
TOTAL	76	74	31	181	

STRATA UNITS		ACCESSIBLE UNITS		BUH		
	TOTAL					
STUDIO	-	-	-	-	-	
1BR	46	31%	15	10%	18	12%
2BR	67	45%	-	-	22	14%
3BR	37	24%	2	1%	10	6%
TOTAL	150		17	11%	50	32%

LEASING UNITS		BUH		
	TOTAL			
STUDIO	2	11%	2	11%
1BR	2	11%	1	5%
2BR	7	39%	7	39%
3BR	7	39%	6	33%
TOTAL	18		16	88%

MARKET RENTAL UNITS		BUH		
	TOTAL			
STUDIO	-	-	-	-
1BR	4	31%	4	31%
2BR	5	39%	4	31%
3BR	4	31%	2	15%
TOTAL	13		10	77%

ALL UNITS WILL INCLUDE AGING-IN-PLACE FEATURES
ALL BUH AND ACCESSIBLE UNITS WILL BE CONSTRUCTED TO RICK ADAPTABLE UNIT STANDARDS



LEVEL 6
FLOOR PLANS

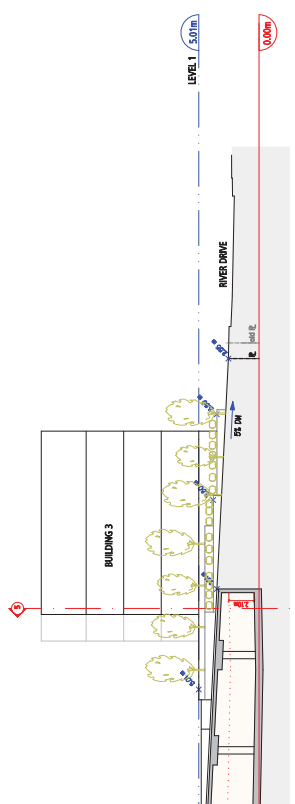
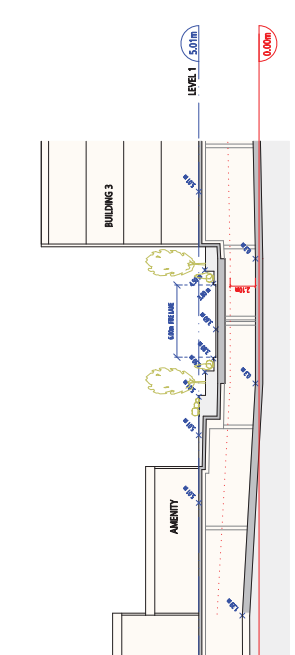
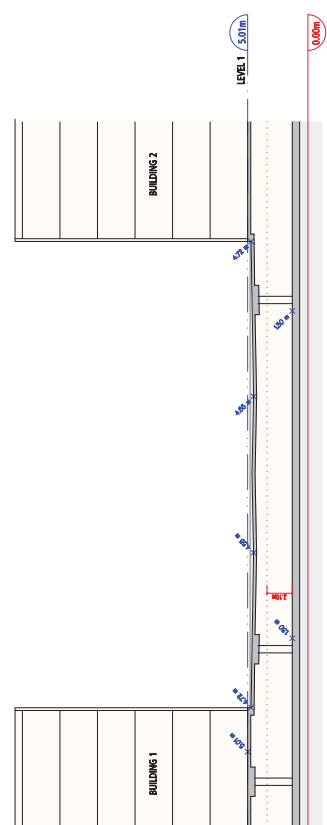
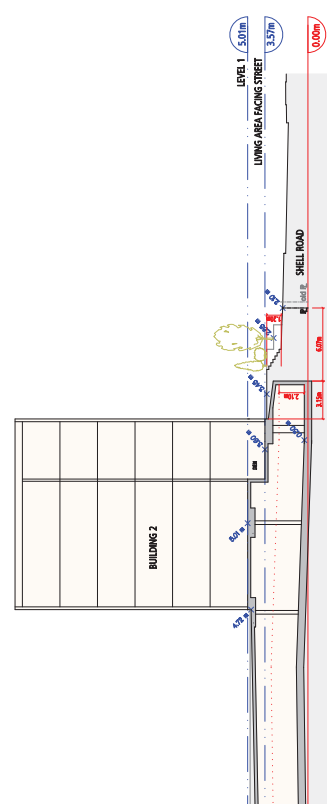
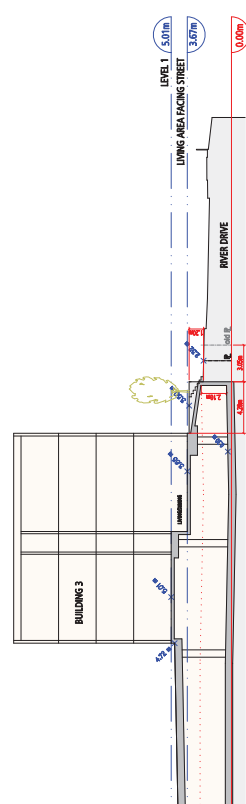
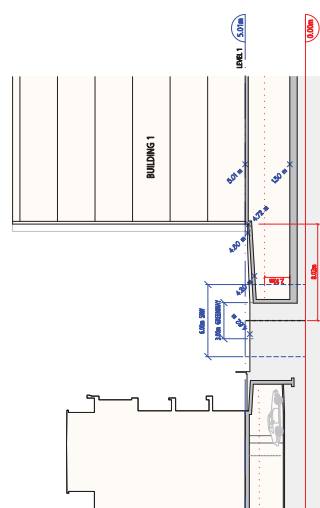
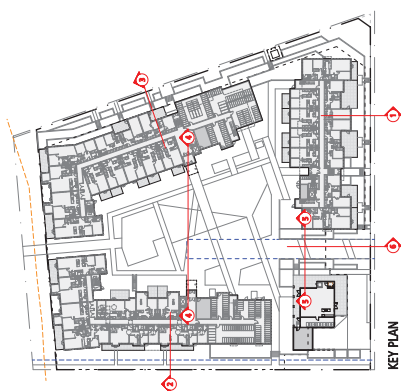
SCALE 1/16" = 1'-0"



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River Drive for
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CNCL - 310

SCHEMATIC SECTIONS

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CNCL - 311

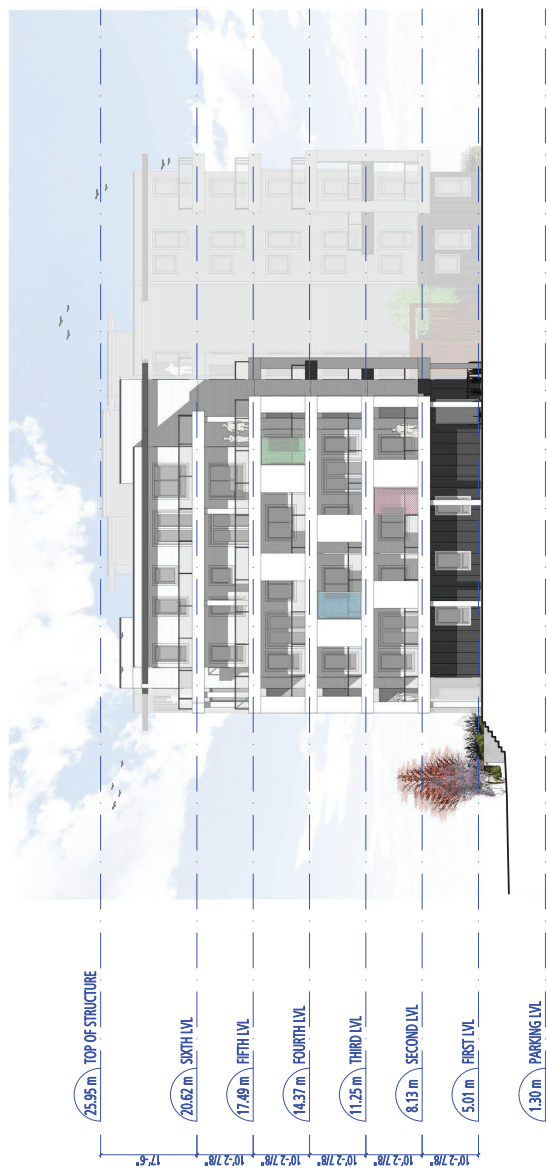
**BUILDING 1
ELEVATIONS**

SCALE 3/32" = 1'-0"
0 2.5m 5m

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REGISTERED ARCHITECT • VIRGINIA
FOUGERE architecture inc.
March 28, 2023

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SOUTH ELEVATION

SCALE 3/32" = 1'-0"

MARCH 28, 2023



Architectural elevation drawing of the 10th floor of the building. The drawing shows a modern facade with large windows and balconies. The drawing includes vertical dimension lines on the right side indicating heights from the first floor to the top of the structure. The dimensions are: 5.01 m (First Lvl), 8.13 m (Second Lvl), 11.25 m (Third Lvl), 14.37 m (Fourth Lvl), 17.49 m (Fifth Lvl), 20.62 m (Sixth Lvl), and 25.95 m (Top of Structure). The total height of the building is 17.67 m.

NORTH ELEVATION

SCALE 3/32" = 1'-0"

MARCH 28, 2023

604.873.2907
fougerearchitecture.ca



CNCL - 314

EAST ELEVATION



SOUTH ELEVATION

BUILDING 2 ELEVATIONS

SCALE 3/32" = 1'-0"
0 2.5m 5m

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MARCH 28, 2023

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architecture inc.
1000-10000
200-2450 Oakleaf Street
Newman, BC V3T 4L6
604.673.2007
fougerearchitects.ca



CNCL - 315

NORTH ELEVATION

EAST ELEVATION



SOUTH ELEVATION

WEST ELEVATION

BUILDING 3 ELEVATIONS

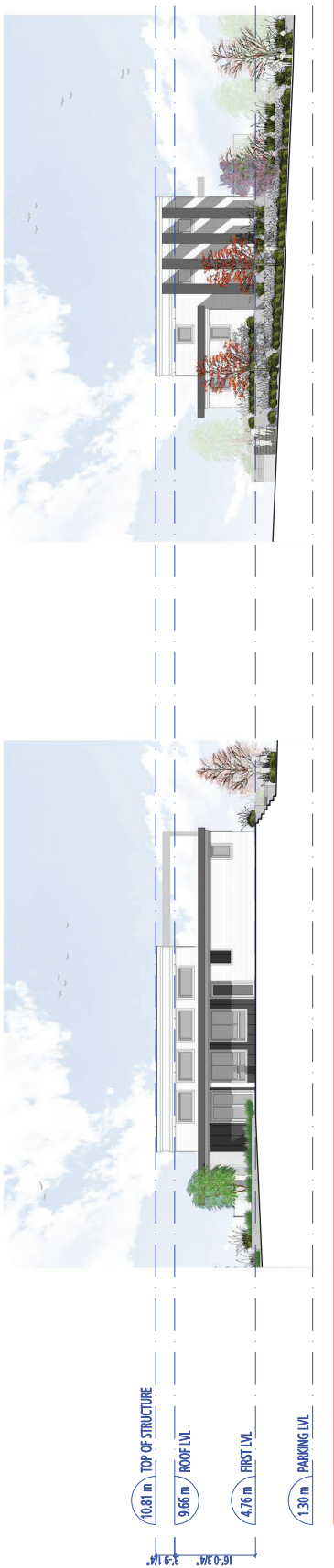
SCALE 3/32" = 1'-0"
0 2.5m 5m

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NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

AMENITY BLDG
ELEVATIONS

SCALE 3/32" = 1'-0"
0 2.5m 5m

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River Drive for
Bains Properties Inc.



KEY PLAN

PERSPECTIVES



VIEW 2



VIEW 1



VIEW 4



VIEW 3

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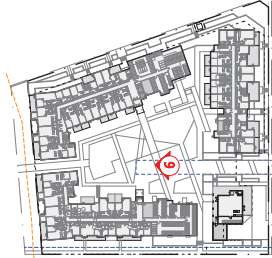
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 architecture inc.
 200 - 2425 Oakleaf Street
 Vancouver, BC V5T 4L6
 604.673.2007
 fougerearchitect.ca



VIEW 5



VIEW 6



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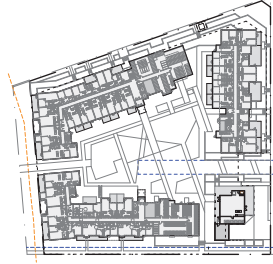
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Victoria, BC V8T 4G5
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VIEW 7



VIEW 8



KEY PLAN

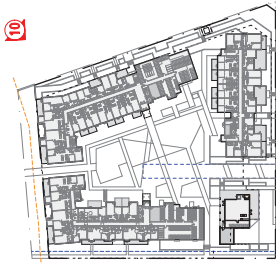
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9
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29

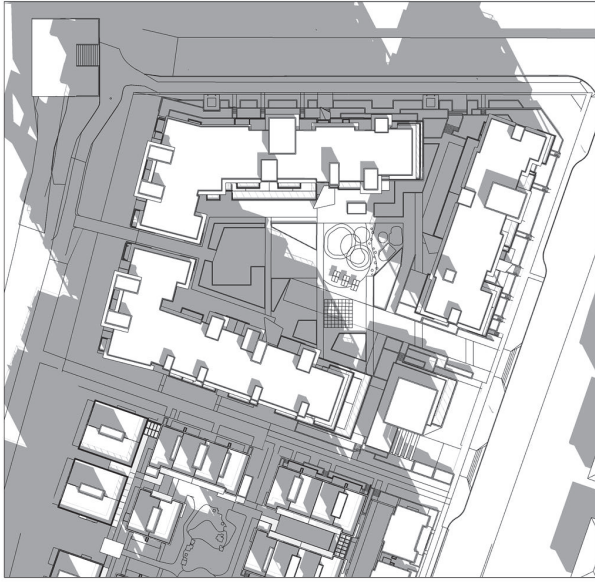


VIEW 9

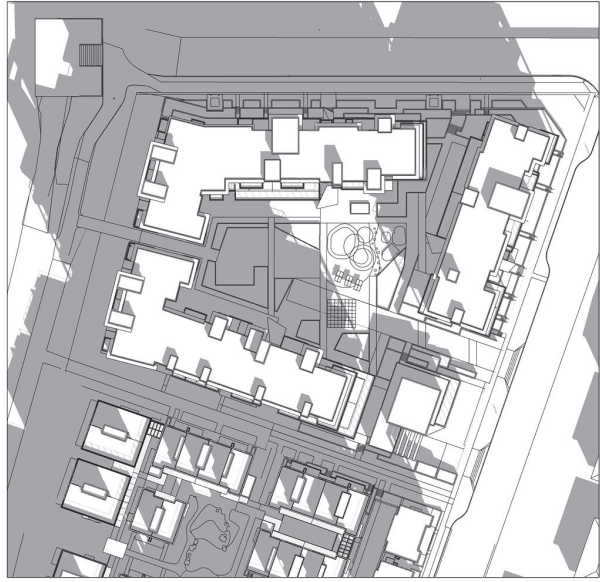


VIEW 10

SHADOW STUDY



MARCH - 4 pm



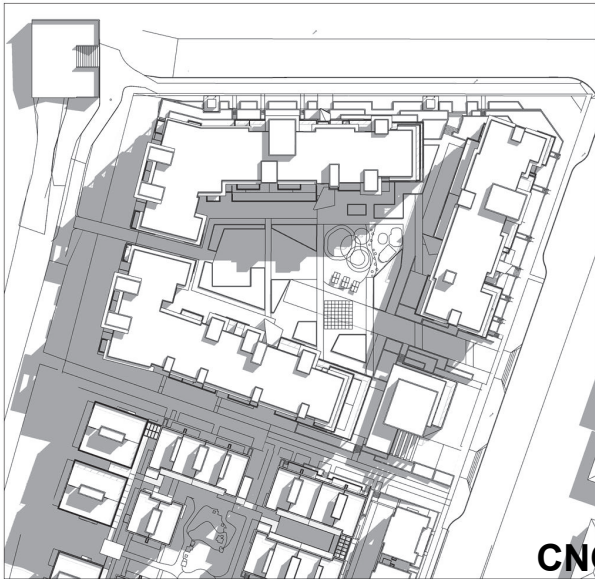
SEPTEMBER - 4 pm



MARCH - 2 pm



SEPTEMBER - 2 pm



MARCH - 10 am



SEPTEMBER - 10 am

CNCL - 321

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MARCH 28, 2023

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Tree Plan for Development at
10611 & 10751 River Drive,
Richmond

Tree Inventory			
Tag	Species	DBH (cm)	TPZ (m)
S19	Black Cottonwood	15.5	3.30
S20	Black Cottonwood	15.5	3.30
C1	Black Cottonwood	15.5	3.30
C2	Black Cottonwood	15.5	3.30
C3	Black Cottonwood	15.5	3.30
C4	Black Cottonwood	15.5	3.30
C5	Black Cottonwood	15.5	3.30
C6	Black Cottonwood	15.5	3.30
C7	Black Cottonwood	15.5	3.30
C8	Black Cottonwood	15.5	3.30
C9	Black Cottonwood	15.5	3.30
C10	Black Cottonwood	15.5	3.30
C11	Black Cottonwood	15.5	3.30
C12	Black Cottonwood	15.5	3.30
C13	Black Cottonwood	15.5	3.30
C14	Black Cottonwood	15.5	3.30
C15	Black Cottonwood	15.5	3.30
C16	Black Cottonwood	15.5	3.30
C17	Black Cottonwood	15.5	3.30
C18	Black Cottonwood	15.5	3.30
C19	Black Cottonwood	15.5	3.30
C20	Black Cottonwood	15.5	3.30
C21	Black Cottonwood	15.5	3.30
C22	Black Cottonwood	15.5	3.30
C23	Black Cottonwood	15.5	3.30
C24	Black Cottonwood	15.5	3.30
C25	Black Cottonwood	15.5	3.30
C26	Black Cottonwood	15.5	3.30
C27	Black Cottonwood	15.5	3.30
C28	Black Cottonwood	15.5	3.30
C29	Black Cottonwood	15.5	3.30
C30	Black Cottonwood	15.5	3.30
C31	Black Cottonwood	15.5	3.30
C32	Black Cottonwood	15.5	3.30
C33	Black Cottonwood	15.5	3.30
C34	Black Cottonwood	15.5	3.30
C35	Black Cottonwood	15.5	3.30
C36	Black Cottonwood	15.5	3.30
C37	Black Cottonwood	15.5	3.30
C38	Black Cottonwood	15.5	3.30
C39	Black Cottonwood	15.5	3.30
C40	Black Cottonwood	15.5	3.30
C41	Black Cottonwood	15.5	3.30
C42	Black Cottonwood	15.5	3.30
C43	Black Cottonwood	15.5	3.30
C44	Black Cottonwood	15.5	3.30
C45	Black Cottonwood	15.5	3.30
C46	Black Cottonwood	15.5	3.30
C47	Black Cottonwood	15.5	3.30
C48	Black Cottonwood	15.5	3.30
C49	Black Cottonwood	15.5	3.30
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C51	Black Cottonwood	15.5	3.30
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C61	Black Cottonwood	15.5	3.30
C62	Black Cottonwood	15.5	3.30
C63	Black Cottonwood	15.5	3.30
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C88	Black Cottonwood	15.5	3.30
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C93	Black Cottonwood	15.5	3.30
C94	Black Cottonwood	15.5	3.30
C95	Black Cottonwood	15.5	3.30
C96	Black Cottonwood	15.5	3.30
C97	Black Cottonwood	15.5	3.30
C98	Black Cottonwood	15.5	3.30
C99	Black Cottonwood	15.5	3.30
C100	Black Cottonwood	15.5	3.30

Arborist Services Contract:

Attachment 4 Tree Management Plan

Legend

X = REMOVE tree

--- = PROTECT

--- = REMOVE

1m 1:300





Address: 10611 and 10751 River Drive

File No.: RZ 21-941625

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10454, the developer is required to complete the following:

1. (MOECCS approval) Submission to the City of a contaminated sites legal instrument (e.g. Certificate of Compliance (CoC) or Final Site Determination (FSD) showing no contamination in the project footprint) or an alternative notification from the Ministry of Environment and Climate Change Strategy (MOECCS) confirming to the City that the City may approve the zoning, development, subdivision, and/or building permit applications.
2. (Archeologist contract) Submission of a contract entered into between the applicant and a qualified archeologist for supervision of any land-altering activities. The contract should include the scope of work to be undertaken, including the recommendations noted in the Archaeological Overview Assessment report, dated December 15, 2021, prepared by Wood Environment and Infrastructure Solutions, as follows:
 - a. Ground disturbance during initial construction/demolition be monitored by a qualified archaeologist to confirm the integrity of sediments underlying current structures and hard surfaces, and to conduct a surface inspection for evidence of archaeological sites.
 2. An Archaeological Impact Assessment (AIA) in the form of machine testing be undertaken at locations within the project area where further ground disturbance activities are anticipated once hard surfaces are removed.
 3. Regardless of the level of effort expended in advance, in all development/construction scenarios there is the possibility for discovery of unanticipated archaeological remains. If pre-contact or historic remains are encountered during construction, all work should stop, and the archaeologist should be contacted immediately.
 4. A chance find protocol be established to deal with the possible discovery of unanticipated archaeological remains during construction. The archeologist to conduct an orientation for the Chance Find Procedure for the on-site personnel.
3. (Public Hearing Notification Fee) Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.
4. (Arborist Contract) Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site or Servicing Agreement works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
5. (Tree Protection Fencing) Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
6. (Tree Survival Security) Entering into a legal agreement and submission of a Tree Survival Security in the amount of \$5,000.00 with a maintenance period of one year regarding the one City street tree to be protected.
7. (Consolidation, Subdivision, Dedication and Transferred Land) Registration of a Subdivision Plan for the subject site and land ownership transfer for diking purposes, to the satisfaction of the City. Prior to the registration of a Subdivision Plan, the following conditions shall be satisfied:
 - a) (Potential Site Contamination – Dedicated and/or Transferred Land) Submission to the City of sufficient information and/or other assurances satisfactory to the City in its sole discretion to support the City's acceptance of the proposed dedicated and/or transferred land. Such assurances could include one or more of the following:
 - i) a contaminated sites legal instrument (e.g. Certificate of Compliance (COC) or Final Site Determination (FSD) showing no contamination in the dedication lands);
 - ii) evidence satisfactory to the City, in its sole discretion, that the lands to be dedicated to the City are in a satisfactory state from an environmental perspective; and
 - iii) the registration of a legal agreement on title to the Lands which provides that:

- (1) no building permit issuance for the Lands shall be granted until such time that the Owner/Developer has satisfied the City in its sole discretion that the lands to be dedicated to the City are in a satisfactory state from an environmental perspective and a contaminated sites legal instrument has been obtained for the proposed dedication lands; and
 - (2) the Owner/Developer shall release and indemnify the City from and against any and all claims or actions that may arise in connection with those portions of the lands being dedicated to the City being contaminated in whole or in part.
 - b) (Road) Dedication of approximately 211 m² (2,271.19 ft²) for road and related purposes, as indicated generally on the Preliminary Subdivision Plan (Schedule 1) and Preliminary Road Functional Plan (Schedule 2). Final extents and amounts to be determined through the required Servicing Agreement* application process, to the satisfaction of the Director of Transportation. Road dedication areas include:
 - i) River Drive: approximately 1.3 m wide land dedication along the entire south property line to accommodate road elements to the back of the proposed sidewalk along the development frontage. Exact extent to be confirmed through the detailed design SA process to the satisfaction of the City;
 - ii) Shell Road: approximately 0.5 m wide land dedication along the entire east property line to accommodate road elements to the back of the proposed multi-use path along the development frontage. Exact extent to be confirmed through the detailed design (SA) process to the satisfaction of the City;
 - iii) Corner Cut: minimum 4 m x 4 m land dedication at the River Drive/Shell Road intersection (measured from the new property lines). Exact extent to be confirmed through the detailed design (SA) process to the satisfaction of the City;
 - c) (Lot Consolidation and Subdivision) The creation of the following lots, as per the Preliminary Subdivision Plan (Schedule 1). Note that this will require the demolition of the existing structures. Final extents and amounts subject to the final road dedication amounts:
 - i) One lot for development purposes of approximately 9,375.2 m² (100,913.7 ft²) in area.
 - ii) One lot for diking purposes of 7.3 m width and approximately 537.5 m² (5,786.1 ft²) in area.
 - d) (Lot for Diking Purposes) Transfer of the 7.3 m wide and approximately 537.5 m² (5,786.1 ft²) lot to the City as a fee simple lot for diking and related purposes. The primary business terms of the required land transfer, including any environmental conditions, shall be to the satisfaction of the Director, Real Estate Services, the City Solicitor, and the Director, Engineering. All costs associated with the land transfer shall be borne by the developer. The lands to be transferred are generally indicated on the Preliminary Subdivision Plan (Schedule 1).
8. (Public Walkway SRW) Granting of a 3 m wide public-rights-of-passage statutory right-of-way (PROP SRW) along the entire west property line of the subject site for the purposes of providing wayfinding signage and public pedestrian access to/from the Dike walkway and River Drive sidewalk. The works are to be built and maintained by the owner. Any works essential for public access within the required statutory right-of-way (SRW) are to be included in the Servicing Agreement (SA) and the owner's maintenance & liability responsibility is to be clearly noted. The design must be prepared in accordance with good engineering practice with the objective to optimize public safety and after completion of the works, the Owner is required to provide a certificate of inspection for the works, prepared and sealed by the Owner's Engineer in a form and content acceptable to the City, certifying that the works have been constructed and completed in accordance with the accepted design.
9. (Flood Plain Covenant) Registration of a flood indemnity covenant on title identifying a minimum habitable elevation of 2.9 m GSC.
10. (Aircraft Noise Mitigation) Registration of a legal agreement on title identifying that the proposed development must be designed and constructed in a manner that mitigates potential aircraft noise to the proposed dwelling units.

11. Dwelling units must be designed and constructed to achieve:

a) CMHC guidelines for interior noise levels as indicated in the chart below:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

b) the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces.

12. (Tandem Parking Assignment) Registration of a legal agreement on title ensuring that where two parking spaces are provided in a tandem arrangement both parking spaces must be assigned to the same dwelling unit.

14. (Parking Reduction Strategy) Registration of legal agreement on title securing the developer's offer to voluntarily contribute, at the owner's cost, towards various transportation related improvements and secure parking for various uses in compliance with Zoning Bylaw requirements and transportation demand management (TDM) parking reductions, to the satisfaction of the Director of Transportation, including, but not limited to, the following:

a) Enhanced Bicycle Facilities: The developer/owner shall, at its sole cost, design, install, and maintain on the lot, to the satisfaction of the City:

- i) "Class 1" bicycle storage: provided at an increased rate of 2 spaces per dwelling unit,
- ii) Bicycle maintenance and repair facility: one facility for the shared use of all the residents of all the buildings, including bicycle repair stand (with tools); foot pump, and faucet, hose and drain for bicycle washing. A note is required on the Development Permit* and Building Permit*. Appropriate signage is required.
- iii) E-bike and e-scooter storage: provision of a shared e-bike and e-scooter parking corral on the site.
- iv) "No development" shall be permitted, restricting Development Permit* issuance for any building on the lot, until the developer provides for the required enhanced bicycle facilities.
- v) No Building Permit* shall be issued for a building on the lot, in whole or in part, until the developer provides for the required enhanced bicycle facilities and a letter of confirmation is submitted by the architect assuring that the facilities satisfy all applicable City's requirements.
- vi) "No occupancy" shall be permitted, restricting final Building Permit inspection granting occupancy for any building on the lot, in whole or in part, until the required enhanced bicycle facilities are completed and have received final Building Permit inspection granting occupancy.

b) Transit Pass Program: Execution and completion of a transit pass program, including the following method of administration and terms:

- i) Provide one year of two-zone monthly transit passes for 15% of the strata residential units (23 units).
- ii) Enter into a security agreement and submission of a Letter of Credit in the amount of 100% of the program value. The Letter of Credit will be released at the time of 100% subscription of the transit pass program, i.e. all 23 units have utilized the one year two-zone pass.
- iii) The owner or property manager is to provide documentation on an annual basis for the subscription of the transit passes until such time that they have been exhausted. The owner is not responsible for the monitoring of use of transit passes but only noting number of "subscribed" users to the program, until full unit count is exhausted over a period of one year;
- iv) If the transit pass program is not fully subscribed within one year, the program is to be extended until the equivalence of the costs of the full one year transit pass program has been exhausted. Should not all transit passes be utilized by the end of the second year, the remaining funds equivalent to the value of the unsubscribed transit passes are to be transferred to the City of Richmond for alternate transportation demand management measures at the City's discretion.
- v) The availability and method of accessing the two-zone transit passes is to be clearly explained in the sales agreements, tenancy agreements and any rental materials.

15. (LEMR Housing Agreement) The City's acceptance of the developer's offer to voluntarily contribute affordable housing, in the form of low-end market rental (LEMR) units, constructed to a turnkey level of finish, at the sole cost of the developer, the terms of which voluntary contribution shall include, but will not be limited to, the registration of the City's standard Housing Agreement and Covenant on title to secure the affordable housing units. The form of the

Housing Agreement and Covenant shall be agreed to by the developer and the City prior to final adoption of the subject rezoning; after which time, only the Housing Covenants may be amended or replaced and any such changes will only be permitted for the purpose of accurately reflecting the specifics of the Development Permit* and other non-materials changes resulting thereof and made necessary by the Development Permit* approval requirements, as determined to the satisfaction of the Director of Development and Director, Community Social Development. The terms of the Housing Agreements and Covenants shall indicate that they apply in perpetuity and provide for, but will not be limited to, the following requirements.

- a) The required minimum floor area of the affordable (low-end market rental) housing shall be equal to a combined habitable floor area of at least 1,457.83 m² (15,691.9 ft²), excluding standard Floor Area Ratio (FAR) exemptions, as determined based on 10% of the total maximum residential floor area, excluding market rental unit floor area, of 1,009.9 m² (10,870 ft²); and
- b) All affordable housing units shall be maintained under single ownership (within one air space parcel or one strata lot or legal agreement to the satisfaction of the Director of Development).
- c) The imposition of any place age-based restrictions on occupants of any affordable housing unit is prohibited.
- d) The developer shall, as generally indicated in the table below:
 - i) Ensure that the types, sizes, rental rates, and occupant income restrictions for the affordable housing units are in accordance with the City's Affordable Housing Strategy and guidelines for Low End Market Rental (LEMR) housing, unless otherwise agreed to by the Director of Development and Director, Community Social Development; and
 - ii) Achieve the Project Targets for unit mix and Basic Universal Housing (BUH) standard compliance or as otherwise determined to the satisfaction of the Director, Community Social Development through an approved Development Permit*.

Unit Type	Affordable Housing Strategy Requirements (1)			Project Targets (2)	
	Min. Unit Area	Max. Rent Charge	Max. Household Income	Unit Mix	BUH
Studio	37 m ² (400 ft ²)	\$811	\$34,650 or less	11% (2 units)	11% (2 units)
1-bedroom	50 m ² (535 ft ²)	\$975	\$38,250 or less	11% (2 units)	6% (1 units)
2-bedroom	69 m ² (741 ft ²)	\$1,218	\$46,800 or less	39% (7 units)	39% (7 units)
3-bedroom	91 m ² (980 ft ²)	\$1,480	\$58,050 or less	39% (7 units)	33% (6 units)
Total	N/A	N/A	N/A	18 Units 1,459.2 m² (15,707 ft²)	89% (16 units)

- (1) May be adjusted periodically as provided for under adopted City policy.
 - (2) Unit mix in the above table may be adjusted through the Development Permit Process provided that the total area comprises at least 10% of the subject development's total residential building area (excluding market rental unit floor area).
- e) Single ownership is required for the affordable housing units (single owner for all affordable housing units).
 The affordable housing unit locations are to be as determined to the satisfaction of the Director of Development and Director, Community Social Development through an approved Development Permit*. Dispersed or clustered unit configurations may be considered; however, dispersed units are required unless a qualified non-profit operator (that requires a clustered unit arrangement) has agreed to partner with the developer to manage the units.
 NOTE: The applicant has indicated to the City that it plans to pursue an agreement with a non-profit organization to manage the development's required LEMR units. To support this partnership, the City is willing to accept clustering of the required units and, in light of this, recommends clustering of other building features intended for the exclusive use of the affordable housing tenants (e.g., parking and Class 1 bike storage). Prior to final adoption of the rezoning bylaw, the applicant will be required to submit, for consideration by the City, a memorandum of understanding with a qualified non-profit operator(s) demonstrating, among other things, support for the developer's proposed clustered affordable housing unit arrangement
 - f) Occupants of the affordable housing units shall, to the satisfaction of the City (as determined prior to Development Permit* approval), enjoy full and unlimited access to and use of all on-site indoor amenity spaces and outdoor amenity spaces provided on the lot as per OCP, City Centre Area Plan, and Development Permit* requirements, at no additional charge to the affordable housing tenants (i.e. no monthly rents or other fees shall apply for the casual, shared, or exclusive use of any amenities).

- g) On-site parking, “Class 1” bike storage, and related electric vehicle (EV) charging stations shall be provided for the use of affordable housing occupants as per the OCP, Zoning Bylaw, and approved Development Permit* at no additional charge to the affordable housing tenants (i.e. no monthly rents or other fees shall apply for the casual, shared, or exclusive use of the parking spaces, bike storage, EV charging stations, or related facilities by affordable housing tenants), which features may be secured via legal agreement(s) on title prior to Development Permit* issuance.
 - h) The affordable housing units, related uses (e.g., parking, garbage/recycling, hallways, amenities, lobbies), and associated landscaped areas shall be completed to a turnkey level of finish, at the sole cost of the developer, to the satisfaction of the Director, Community Social Development.
 - i) “No development” shall be permitted, restricting Development Permit* issuance for any building in whole or in part, until the developer, to the City’s satisfaction:
 - i) Designs the lot to provide for the affordable housing units and ancillary spaces and uses;
 - ii) If applicable, amends or replaces the Housing Covenant to accurately reflect the specifics of the affordable housing units and ancillary spaces and uses as per the approved Development Permit*; and
 - iii) As required, registers additional legal agreements on title to the lots to facilitate the detailed design, construction, operation, and/or management of the affordable housing units and/or ancillary spaces and uses (e.g., parking) as determined by the City via the Development Permit* review and approval processes.
 - j) No Building Permit* shall be issued for any building, in whole or in part, until the developer provides for the required affordable housing units and ancillary spaces and uses to the satisfaction of the City.
 - k) “No occupancy” shall be permitted, restricting final Building Permit inspection granting occupancy for any building, in whole or in part, until the required affordable housing units and ancillary spaces and uses are completed to the satisfaction of the City and have received final Building Permit inspection granting occupancy.
16. (Market Rental Housing Agreement) Entering into the City’s standard Market Rental Agreement and registration of a Covenant to secure the provision of market rental housing, to the satisfaction of the City. The terms shall indicate that they apply in perpetuity and provide for, but will not be limited to, the following requirements:
- a) All market rental housing units shall be maintained under single ownership (within one air space parcel or one strata lot or legal agreement to the satisfaction of the Director of Development) on a building-by-building basis.
 - b) The imposition of any place age-based restrictions on occupants of any market rental housing unit is prohibited.
 - c) Occupants of the units subject to the market rental agreement shall enjoy full and unlimited access to and use of the following at no additional charge (i.e. no monthly rents or other fees shall apply for the casual, shared, or exclusive use):
 - i) All indoor amenity spaces and outdoor amenity spaces provided on the lot as per OCP, City Centre Area Plan, and Development Permit* requirements.
 - ii) All parking, “Class 1” bike storage, and related electric vehicle (EV) charging stations provided for the use of market rental housing occupants as per the OCP, Zoning Bylaw, and approved Development Permit*.
 - d) The terms of the market rental agreement shall indicate that they apply in perpetuity, that no more than prevailing market rent will be charged, and provide for the following Unit Mix or as otherwise determined to the satisfaction of the Director of Development through an approved Development Permit*.

Unit Type	Unit Mix (1)	BUH (1)
Studio	0% (0 units)	0% (0 units)
1-bedroom	31% (4 units)	31% (4 units)
2-bedroom	38% (5 units)	31% (4 units)
3-bedroom	31% (4 units)	15% (2 units)
Total	13 Units 1,009.9 m² (10,870 ft²)	77% (10 units)

(1) Unit mix in the above table may be adjusted through the Development Permit Process.

- e) “No development” shall be permitted, restricting Development Permit* issuance for a building, in whole or in part, until the developer:
 - i) Designs the lot to provide for the market rental housing units and ancillary spaces;

- ii) If applicable, amends or replaces the Housing Covenant to accurately reflect the specifics of the market rental housing units and ancillary spaces as per the approved Development Permit*.
 - f) No Building Permit* shall be issued for a building, in whole or in part, until the developer provides for the required market rental housing units and ancillary spaces.
 - g) “No occupancy” shall be permitted, restricting final Building Permit inspection granting occupancy for any building, in whole or in part, until the required market rental housing units and ancillary spaces are completed and have received final Building Permit inspection granting occupancy.
17. (No Rental or Age Restrictions) Registration of a restrictive covenant prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.
18. (Public Art) City acceptance of the developer’s offer to make a voluntary contribution towards the City’s Public Art Fund, the terms of which shall include the following:
- a) The value of the owner's voluntary public art contribution shall be based on the Council-approved rates for residential and non-residential uses and the maximum buildable floor area permitted under the subject lands' proposed zoning, excluding floor area associated affordable housing and market rental, as indicated in the table below.

Building Type	Contribution Rate (1)	Maximum Permitted Floor Area After Exemptions (2)	Minimum Voluntary Cash Contribution
Residential	\$0.99	13,119.96 m ² (141,222.06 ft ²)	\$139,809.84

(1) The Council-approved contribution rate in effect at the time of writing these Rezoning Considerations

(2) As per City policy, floor area excludes the development’s affordable housing and market rental housing floor area

- b) In the event that the contribution is not provided within one year of the application receiving third reading of Council (i.e. Public Hearing), the contribution rate (as indicated in the table in item a), above) shall be increased annually thereafter based on the Statistics Canada Consumer Price Index (All Items) – Vancouver yearly quarter-to-quarter change, where the change is positive.
- c) Prior to rezoning bylaw adoption, the owner shall submit a Public Art Plan, for the subject lands, to the satisfaction of the Director, Arts Culture and Heritage Services. The Public Art Plan shall be:
 - i) Prepared by an appropriate professional.
 - ii) Based on a contribution value of at least the total amount indicated in the table in item a) above.
 - iii) Consistent with applicable City policies and objectives (for example, the Richmond Public Art Program, City Centre Public Art Plan, Capstan Public Art Plan and other relevant supplementary public art and heritage planning that may be undertaken by the City), as determined to the satisfaction of the Director of Development and Director, Arts, Culture, and Heritage Services.
 - iv) Presented for review(s) by the Public Art Advisory Committee and endorsement by Council, as required by the Director, Arts, Culture, and Heritage Services.

NOTE: For contributions with a cumulative budget over \$250,000, the Public Art Plan is presented for Council approval prior to Building Permit Issuance.

- v) Implemented by the owner, as required by legal agreement(s) registered on Title to prior to rezoning adoption.
- d) "No development" shall be permitted on the subject lands, restricting Development Permit issuance for any building on the lot, in whole or in part (excluding parking), until the owner, to the City's satisfaction:
 - i) Enters into additional legal agreement(s), if any, required to facilitate the implementation of the City approved Public Art Plan, which may require that, prior to entering into any such additional agreement(s), a Detailed Public Art Plan is submitted by the owner for the subject lands and/or an artist is engaged, to the satisfaction of the City (as generally set out in the legal agreement entered into and the Public Art Plan submitted prior to rezoning adoption).
 - ii) Submits a Letter of Credit or cash security or cash contribution (as determined in the sole discretion of the City) to secure the developer’s implementation of the Public Art Plan, the collective value of which shall be at least \$139,809.84, including \$6,990.49 as a cash contribution equal to 5% of the total amount indicated in the

table in item a) above and a Public Art security Letter of Credit in the amount of \$132,819.35, being the total amount identified in item a) above.

- e) "No occupancy" shall be permitted on the subject lands, restricting final Building Permit* inspection granting occupancy of the building (exclusive of parking), in whole or in part, on the subject lands until:
- i) The owner, at the owner's sole cost and expense, commissions one or more artists to conceive, create, manufacture, design, and oversee or provide input about the manufacturing of the public artwork, and causes the public artwork to be installed on City owned lands, if expressly permitted by the City in writing and pre-approved by Council, or within a statutory right-of-way on the subject lands (which right-of-way shall be to the satisfaction of the City for rights of public passage, Public Art, and related purposes, in accordance with the City-approved Public Art Plan and, as applicable, Detailed Public Art Plan).
 - ii) The owner, at the owner's sole cost and expense and within 30 days after the date on which the applicable public art is installed in accordance with the Public Art Plan, executes and delivers to the City a transfer of all of the owner's rights, title, and interest in the public artwork to the City if on City owned lands or to the subsequent strata corporation if on the subject lands (including transfer of joint world-wide copyright) or as otherwise determined to be satisfactory by the City Solicitor and Director, Arts, Culture, and Heritage Services.

NOTE: It is the understanding of the City that the artist's title and interest in the public artwork will be transferred to the owner upon acceptance of the artwork based on an agreement solely between the owner and the artist and that these interests will in turn be transferred to the City, subject to approval by Council to accept the donation of the artwork.

- iii) The owner, at the owner's sole cost and expense, submits a final report to the City promptly after completion of the installation of the Public Art in accordance with the City-approved Public Art Plan, which report shall, to the satisfaction of the Director of Development and Director, Arts, Culture, and Heritage Services, include:
 - Information regarding the siting of the Public Art, a brief biography of the artist(s), a statement from the artist(s) on the Public Art, and other such details as the Director of Development and Director, Arts, Culture, and Heritage Services may require.
 - A statutory declaration, satisfactory to the City Solicitor, confirming that the owner's financial obligation(s) to the artist(s) have been fully satisfied.
 - The maintenance plan for the Public Art prepared by the artist(s).
 - Digital records (e.g., photographic images) of the public art, to the satisfaction of the Director of Development and Director, Arts, Culture, and Heritage Services.
 - f) As an alternative to the provision of Public Art on-site, the owner may offer to make a voluntary cash contribution in lieu; provided that the value of such voluntary public art contribution shall be at least the total amount indicated in the table in item a) above. In this case, the requirements of c) through e) will not apply.
19. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
20. Enter into a Servicing Agreement* for the design and construction of frontage and pedestrian network improvements, dike and servicing improvements, A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to the following.
- 1) Transportation Works:
 - a) A finalized functional plan will be required as part of the Servicing Agreement to finalize the design elements of the following works (Schedule 2).
 - b) River Drive Frontage: 2 m wide concrete sidewalk at property line, 1.5 m to 4 m wide planted boulevard with street trees, 2.4 m wide parking bay.
 - c) Shell Road Frontage: 3 m wide multi-use path at property line and minimum 1.5 m wide grass boulevard with street trees and tie in with dike pathway.
 - d) Street tree irrigation: The boulevard is to be irrigated and the irrigation is to be serviced by the on-site water supply.

- e) Public walkway: Complete the west pedestrian internal walkway to the ultimate 6 m width. Provide a pedestrian internal walkway located in the required 3 m wide public-rights-of-passage statutory right-of-way (PROP SRW) along the west edge of the site and connecting to the waterfront trail and the River Drive sidewalk. Provide an accessible pedestrian path in the 6 m wide public-rights-of-passage statutory right-of-way (PROP SRW) along the entire west edge of the site consisting of an existing 3 m wide SRW on adjacent 10333 River Drive and the required 3 m wide SRW on the subject site. Provide, from west to east, 1.5 m landscaping, 3 m wide concrete paving, 1.5 m landscaping, and safety fencing/barriers/retaining walls and lighting as needed. Compaction test results for the walkway sub-base to be submitted to the City for review prior to placement of concrete.

1) Water Works:

- a) Using the OCP Model, there is 645 L/s of water available at a 20 psi residual at the River Drive frontage of the site. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b) At Developer's cost, the Developer is required to:
 - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for on-site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - ii) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - iii) Cut and cap all existing water service connections and remove all existing water meters.
 - iv) Install a new 150mm diameter water service connection, complete with water meter and water meter box as per City specifications to service the site.
 - v) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the Servicing Agreement process.
- c) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

2) Storm Sewer Works:

- a) At Developer's cost, the Developer is required to:
 - i) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - ii) Cut and cap all existing storm sewer service connections and remove associated inspection chambers.
 - iii) Install a new storm service connection complete with inspection chamber as per City specifications for the proposed site. The location and size of the required storm sewer service connection shall be determined through the servicing agreement design process.
 - iv) Remove existing perforated pipes, retaining wall drainage pipes and associated inspection chambers along the River Drive and Shell Road frontages of the site.
 - v) Install new catch basins along Shell Road frontage per City of Richmond Design Specifications to accommodate the new curb and gutter.
- b) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

3) Sanitary Sewer Works:

- a) At Developer's cost, the Developer is required to:
 - i) Confirm the condition of the existing sanitary sewer service connection at the Southwest corner of 10751 River Drive with video inspection and confirm the capacity through a sizing calculation. If not adequate, cut and cap the existing sanitary service connection and replace with a new sanitary sewer service connection complete with inspection chamber as per City specifications.
 - ii) Cut and cap the existing sanitary service connection located at Southeast property line of 10611 River Drive.

b) At Developer's cost, the City will:

i) Complete all tie-ins for the proposed works to existing City infrastructure.

4) Street Lighting:

a) At Developer's cost, the Developer is required to:

i) Review street lighting levels along all road and lane frontages, and upgrade as required.

5) Dike Upgrade Works:

a) Provide a 7.3 m wide fee simple lot to the City along the entire north property line of the proposed development for dike access, maintenance, repair, alterations and future construction.

b) To satisfy the requirements of a "superdike", as much of the property as possible is required to be raised to a minimum elevation of 4.7 m geodetic. This includes the area between the land side toe of the dike and the north property line of the proposed site.

c) The developer shall be responsible for all costs to remove the existing poles and overhead lines along the dike frontages and relocation of the existing PMT that services the Shell Road North Drainage Pump Station. The PMT is required to be relocated on-site and contained within the right-of-way on the site. Registration of said statutory right-of-way in the site for the relocated PMT that services the Shell Road North Drainage Pump Station. The right-of-way for the new PMT shall be shown on a functional plan for BC Hydro and City review and approval prior to the rezoning staff report being presented to Council. The functional plan shall include the maintenance access to the new PMT and shall be included in the Development Permit staff report.

d) If, as of the date the Development Permit for the site is presented to the City's Development Permit Panel, the owner of the adjacent development to the west of the site has either not completed, or is not then, in the City's sole determination, diligently and actively constructing, the dike upgrade along the river frontage of the site, being the north property line of the site, then, at the City's discretion, the City may require that the Developer upgrade the dike along the river frontage of the site at their cost and enter into a servicing agreement at that time. This option for the City to require completion of dike upgrades and a future servicing agreement will be secured by a legal agreement prior to rezoning adoption by City Council. Should the City exercise this option, the Developer will be required to:

i) Upgrade the existing dike along the river frontage of the site complete with the appropriate tie-in transitions. The dike height shall be 4.7 m expandable to 5.6 m and shall be coordinated with the dike design for the 10311 River Drive and 10333 River Drive (SA15-707864).

The proposed dike design shall include plan and cross-section views and is required to show how the dike can be raised to a future elevation of 5.6 m. Prior to the development permit application advancing to Development Permit Panel, the applicant is required to assess the condition of the existing riprap on the waterside of the dike fronting 10611 River Drive and 10751 River Drive. If the existing riprap does not meet the City's standards, the developer shall remove the substandard riprap and install new riprap from the proposed dike crest to the dike toe. A minimum waterside slope of 2:1 is to be maintained. The existing dike crest may have to be adjusted/moved towards the landside of the dike if new riprap is required.

If relocation of the dike crest is required, the setback between the landside toe of the dike and the edge of the proposed buildings and parkade may need to be increased. As such, the proposed on-site buildings and parkade fronting the dike may need to be moved south.

The developer shall also be responsible for all costs to remove the existing poles and overhead lines along the dike frontages and relocation of the existing PMT that services the Shell Road North Drainage Pump Station. The PMT is required to be relocated on-site and contained within the right of way required under b above.

ii. Incorporate access for dike maintenance into the dike design. As part of the servicing agreement design process, the developer shall provide a proposed dike maintenance access plan that shows how the City will be able to access and maintain the upgraded dike.

The proposed and ultimate dike crest running surface shall be minimum 5.0 m wide with unobstructed access to the waterside dike slope. This area is to be clear of benches, lighting, and other park amenities. Such amenities shall be located in the landside of the dike to allow full access to the waterside of the dike and future dike maintenance.

The actual width of the dike crest is to be determined through the road functional plan and the servicing agreement design. The dike shall be designed such that service vehicles and maintenance equipment can access the entire length of the dike. The slope of the maintenance access shall be at a maximum grade of 10% and based on the Transportation Associate of Canada's standard SU turning templates and approved by the City's Transportation department.

- iii. Retain a Qualified Environmental Professional to lead all senior government (provincial/federal) environmental legislative and regulatory requirements for proposed dike upgrade scope. All required senior government approvals are required to be in place to support the issuance of a Dike Servicing Agreement.
- iv. Ensure a smooth transition to the existing Shell Road North Drainage Pump Station and the improvements surrounding it. The dike transition should not affect maintenance access to the existing Shell Road North Drainage Pump Station.
- v. Ensure that existing trees within the dike footprint are removed and no new trees are included as part of the dike design.
- vi. The Developer is required to satisfy the following in terms of dike design and construction:
 - (i) General Design Requirements
 - a. The dike shall be designed by a Professional Geotechnical Engineer.
 - b. The elevation of the dike crest shall be raised to a minimum of 4.7 m geodetic, and shall be designed to accommodate a future elevation of 5.6 m. On the waterside of the dike, the slope shall be a maximum of 2:1. On the landside of the dike, the slope shall be a maximum of 3:1.
 - c. To satisfy the requirements of a "superdike", as much of the property as possible is required to be raised to a minimum elevation of 4.7 m geodetic. This includes the area between the land side toe of the dike and the north property line of the proposed site.
 - d. All dike construction, including materials, shall be in conformance with the current version of City standard drawing MB-98 and MB-99, Dike Design and Construction Guide – Best Management Practices for British Columbia, and Environmental Guidelines for Vegetation Management on Flood Protection Works to Protect Public Safety and the Environment.
 - e. The design and construction of the dike shall be done to the satisfaction of the General Manager, Engineering and Public Works, the Provincial Inspector of Dikes, and federal approving authorities.
 - (ii) Seismic Design Requirements
 - a. Refer to the provincial Seismic Design Guidelines for Dikes 2nd Edition or superseding guidelines.
 - b. 100-year earthquake: The dike must meet provincial requirements for horizontal and vertical settlement.
 - c. 475-year earthquake: The post-seismic dike crest elevation must be a minimum of 4.55 m geodetic (the final dike crest elevation should not be less than the design elevation minus the maximum allowable settlement of 0.15 m specified in the provincial guidelines).
 - d. 2,475-year earthquake: The dike cannot experience a flow-slide condition. There must be a dike structure remaining post-earthquake. The geotechnical report shall identify the final dike elevation post-earthquake, for the City's review and acceptance.
 - (iii) Planting and Vegetation on the Dike
 - a. The area consisting of the dike crest, waterside and landside dike slopes, and a 3 m strip beyond the theoretical landside toe must be kept clear of trees per the provincial Environmental Guidelines for Vegetation Management on Flood Protection Works to Protect Public Safety and the Environment. The theoretical landside dike toe can be determined by extending the landside slope of the 5.6 m dike elevation to the proposed finished grade of the site.
 - b. Vegetation that does not obstruct inspection visibility, displace Type 6 material (riprap) or create holes in the dike slope, may be acceptable on the waterside and landside slope when placed in clumps measuring no more than 3 m wide located at intervals of 9 m between adjacent clumps, as

per the City's Riparian Planting on Dikes Design Standard. A list of permitted dike plantings shall be obtained from the City Engineering Department by the Landscape Architect prior to starting the detailed landscaping design.

(iv) Dike Inspection

- a. The City's Public Works department is required to be engaged to perform a dike inspection prior to dike construction. They can be reached at floodprotection@richmond.ca to schedule an assessment and will inspect the following through the dike construction process:
 - i. Review of site stripping to ensure existing plants are removed
 - ii. Review of dike fill compaction (Type 2 material)
 - iii. Review of riprap filter (Type 3 material)
 - iv. Review of filter fabric installation
 - v. Review of riprap placement (Type 6 material)

Dike Maintenance Act approval is required from the Inspector of Dikes and shall be coordinated by the developer.

6) General Items:

a) At Developer's cost, the Developer is required to:

- i) Complete frontage improvements per Transportation requirements.
- ii) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - (2) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (3) To underground overhead service lines.
- iii) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the development's site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
 - BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m
- iv) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
- v) Provide a video inspection report of the existing utilities along the road frontages prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any

utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the developer's cost.

- vi) Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
- vii) Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
- viii) Submit a proposed strategy at the building permit stage for managing excavation de-watering. Note that the City's preference is to manage groundwater on-site or by removing and disposing at an appropriate facility. If this is not feasible due to volume of de-watering, the Developer will be required to apply to Metro Vancouver for a permit to discharge into the sanitary sewer system. If the sanitary sewer does not have adequate capacity to receive the volume of groundwater, the Developer will be required to enter into a de-watering agreement with the City wherein the developer will be required to treat the groundwater before discharging it to the City's storm sewer system.
- ix) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
- x) Given the utility upgrades completed on River Drive road through the developer at 10311 River Drive, the Development Permit application for 10611/10751 River Drive may be subject to latecomer charges.
- xi) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the first submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
 - (a) Dike design and cross-section.
 - (b) Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - (c) Pipe sizes, material and slopes.
 - (d) Location of manholes and fire hydrants.
 - (e) Road grades, high points and low points.
 - (f) Alignment of ultimate and interim curbs.
 - (g) Proposed street lights design.
- xii) Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

Prior to a Development Permit* being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. Complete acoustical and thermal reports and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. Maximum

interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on-site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

[signed copy on file]

Signed

Date

Schedule 1 Preliminary Subdivision Plan

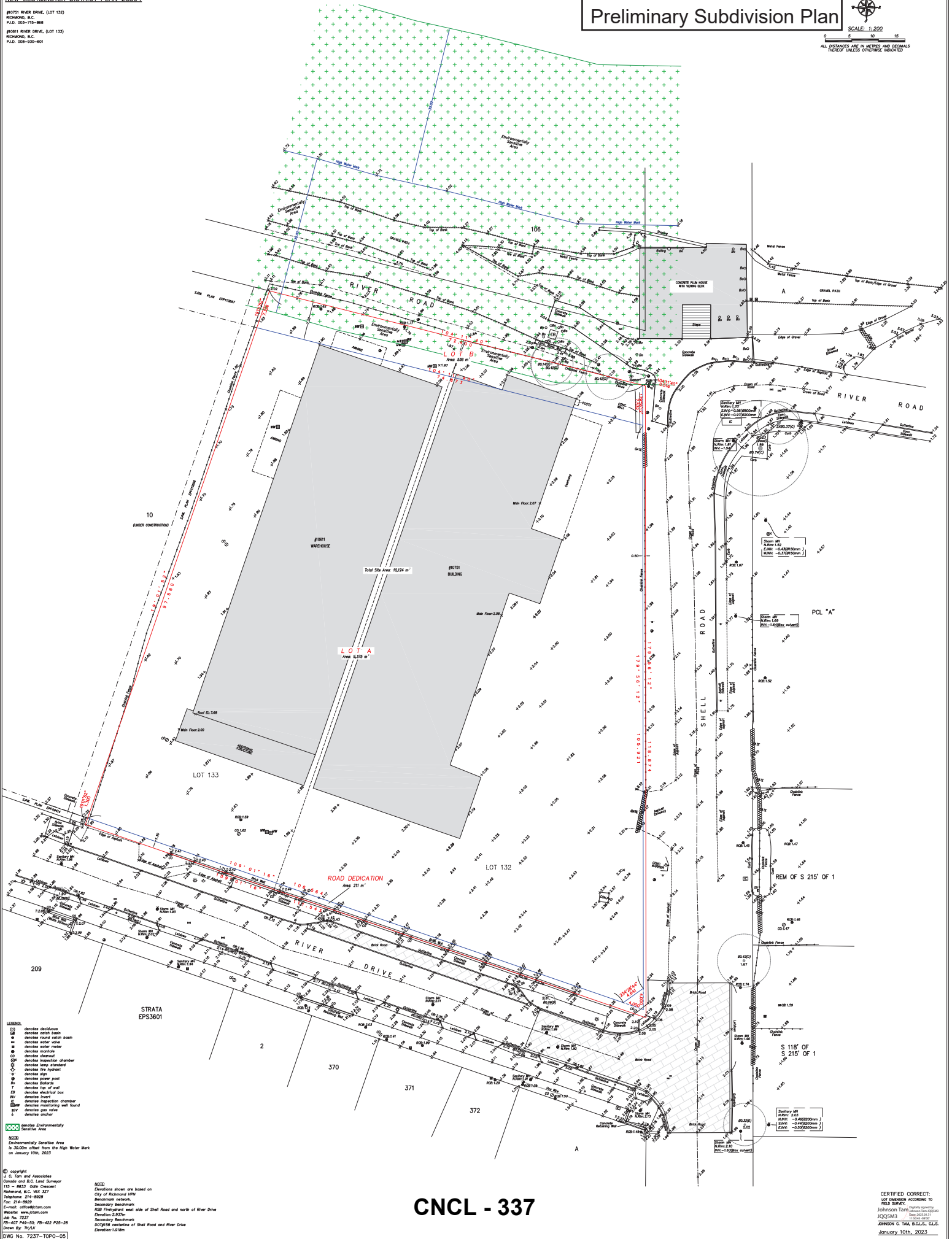
Schedule 2 Preliminary Road Functional Plan

#0751 RIVER DRIVE, LOT 132
RICHMOND, B.C.
P.L.S. 003-715-868
#0811 RIVER DRIVE, LOT 133
RICHMOND, B.C.
P.L.S. 008-930-601

Schedule 1 Preliminary Subdivision Plan



SCALE: 1:200
ALL DISTANCES ARE IN METRES AND DECIMALS
HEREOF UNLESS OTHERWISE INDICATED



- LEGEND:
- denotes boundary
 - denotes catch basin
 - denotes road catch basin
 - denotes water valve
 - denotes water meter
 - denotes manhole
 - denotes electrical
 - denotes inspection chamber
 - denotes large standard
 - denotes fire hydrant
 - denotes sign
 - denotes power post
 - denotes railway
 - denotes top of wall
 - denotes structural base
 - denotes fence
 - denotes inspection chamber
 - denotes monitoring well round
 - denotes gas valve
 - denotes meter

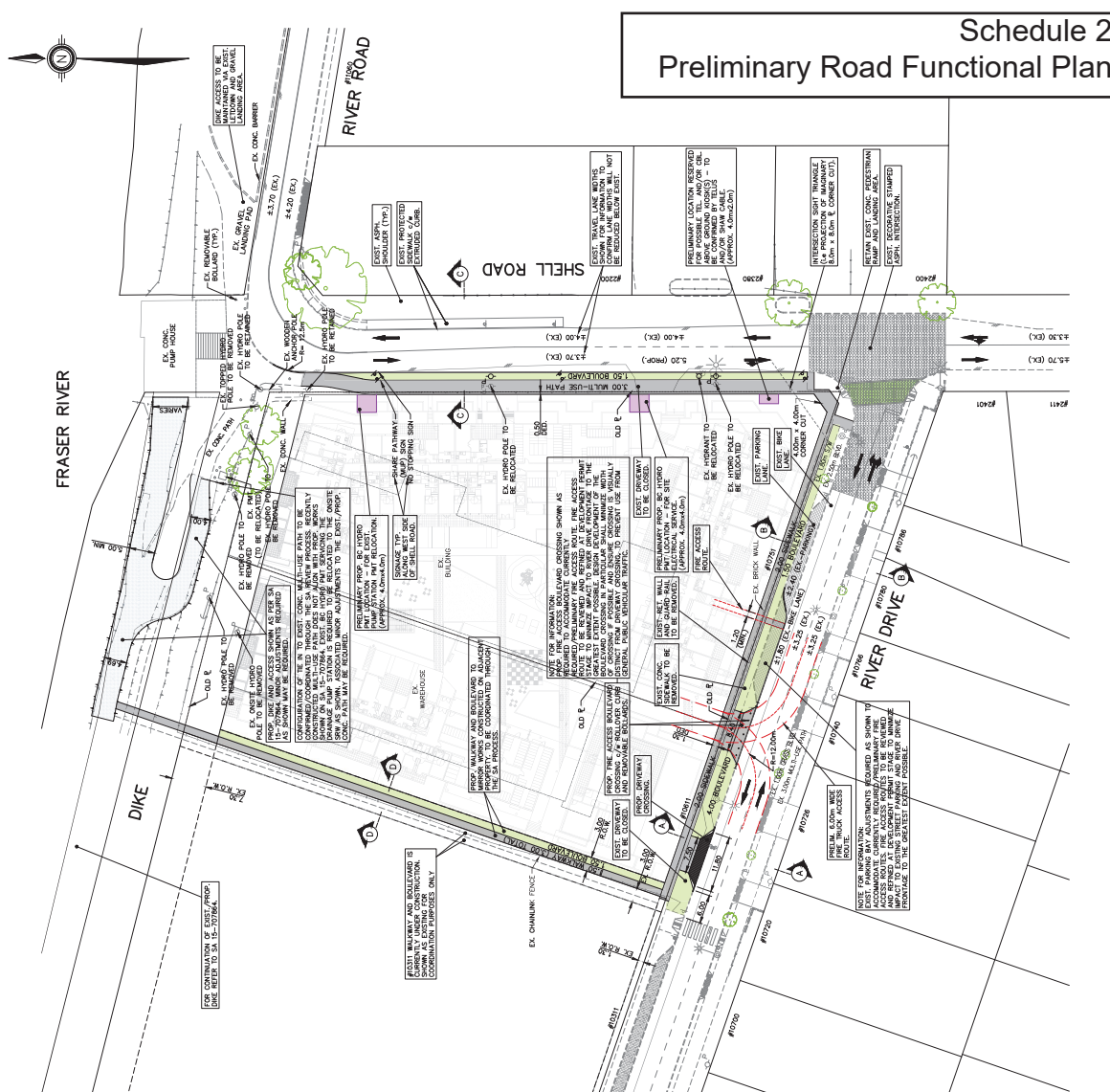
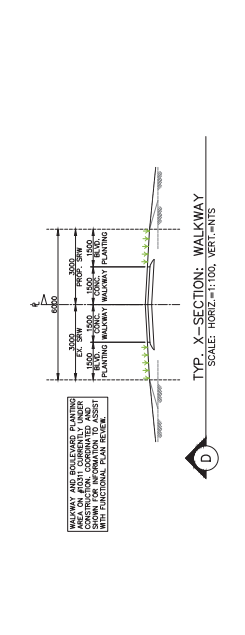
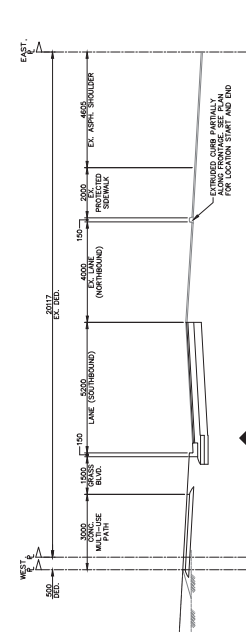
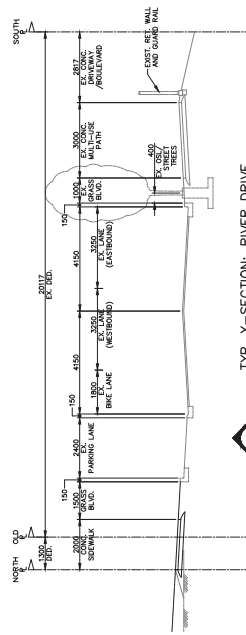
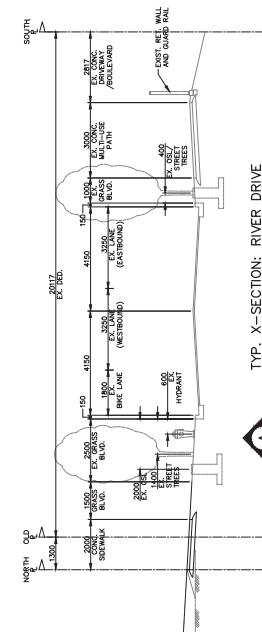
NOTE:
Environmentally Sensitive Area
is 30.00m offset from the High Water Mark
on January 10th, 2023

© copyright
J. C. Tam and Associates
Corporal and B.C. Land Surveyer
115 - 8623 Oak Street
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8928
E-mail: info@jctam.com
Website: www.jctam.com
Job No. 7237
RD-407 Plan-05, FB-422 P25-28
Drawn By: Jv/JK
DWG No. 7237-TOPO-05

NOTE:
Elevations shown are based on
City of Richmond 1985
Benchmark network.
Secondary Benchmark
R58 (Freeport) west side of Shell Road and north of River Drive
Elevation: 2.857m
Secondary Benchmark
U09165 (corner of Shell Road and River Drive
Elevation: 1.918m

CNCL - 337

CERTIFIED CORRECT:
LOT DIVISIONS ACCORDING TO
FIELD SURVEY
Johnson Tam, Registered Professional Engineer
J005031
JOHNSON T. TAM, B.S.C., G.L.S.
January 10th, 2023



City of Richmond

INTERIM FUNCTIONAL PLAN

10611 AND 10751 RIVER DRIVE
CITY FILE: RZ 21-941623

DESIGN: MPT
DRAWN: MPT
CHECKED: MPT
ENGINEER: MPT

DWG. No.: -
SCALE: 1:500
DATE: FEB/23
SHT. No.: 1 OF 1

MPT ENGINEERING CO. LTD.

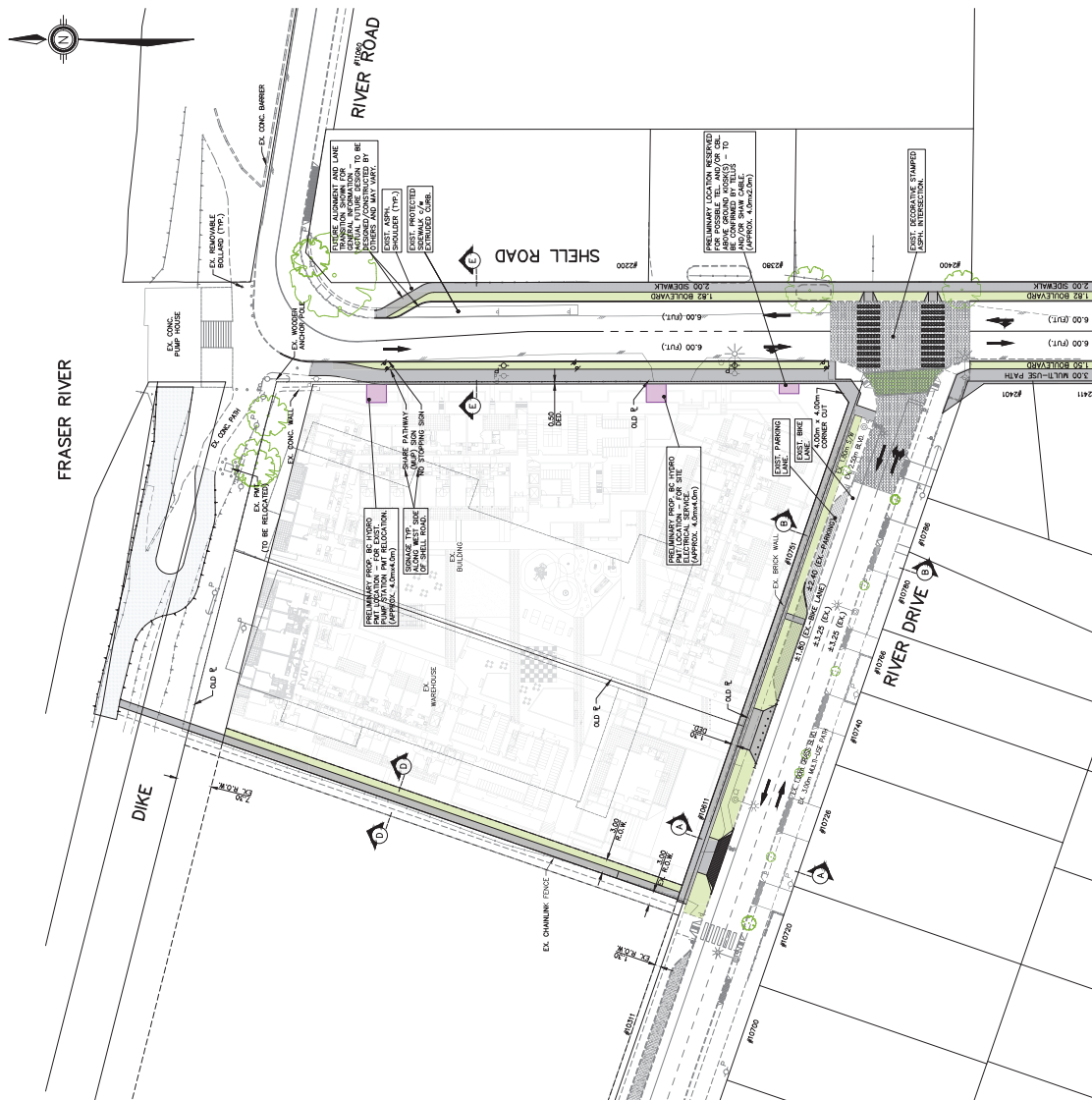
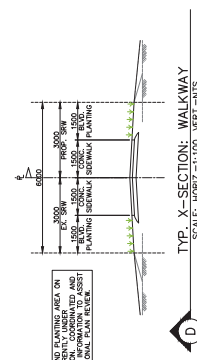
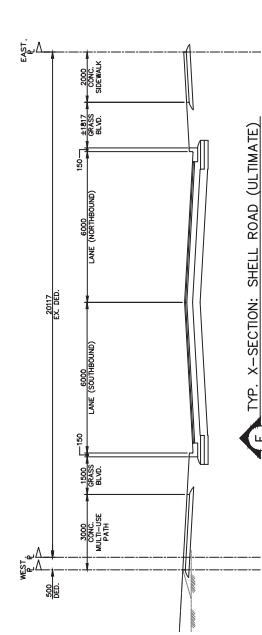
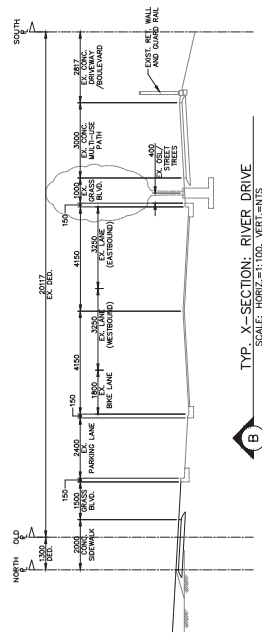
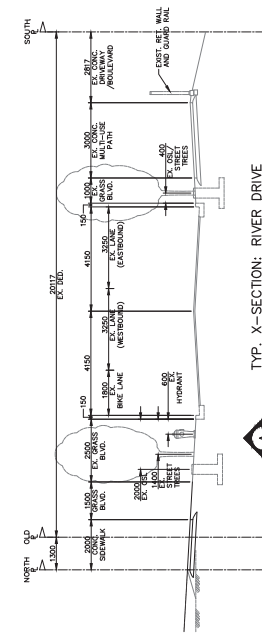
BAINS PROPERTIES

MPT DWG. No.: R16083-FP
SHT. No.: 1 OF 2

NOTES:

- ALL ELEVATIONS ARE DERIVED FROM CITY OF RICHMOND DOT MONUMENT #168 (CENTRELINE OF SHELL ROAD AND RIVER DRIVE). ELEV = 195MM.
- CONTRACTOR TO CONFIRM BENCHMARK WITH MPT ENGINEERING, PRIOR TO CONSTRUCTION.
- DISCREPANCIES TO MPT ENGINEERING, PRIOR TO CONSTRUCTION.
- ALL ELEVATIONS AND COORDINATES ARE TO BE ACCORDANCE WITH THE CURRENT MASTER ALTIMETER AND COORDINATE SYSTEMS (MPT) AND THE CURRENT CITY OF RICHMOND "SUPPLEMENTARY SPECIFICATIONS AND DETAIL DRAWINGS".

REV	DATE	BY	CHK	DESCRIPTION
1	4 APR/23	AO	AWC	ISSUE 'D'
2	27 MAY/23	AO	AWC	ISSUE 'C'
3	14 MAY/23	AO	AWC	ISSUE 'B'
4	9 MAY/23	AO	AWC	ISSUE 'A'



City of Richmond
4311 12th St. S. Richmond, BC V6V 1G1

'ULTIMATE' FUNCTIONAL PLAN
10611 AND 10751 RIVER DRIVE
CITY FILE: RZ 21-941623

DESIGN: MPT
DRAWN: MPT
CHECKED: MPT
ENGINEER: MPT

DWG. No.: -
SCALE: 1:500
DATE: FEB/23
SHT. No.: 1 OF 1

NOTES:

- ALL ELEVATIONS ARE DERIVED FROM CITY OF RICHMOND DOT MONUMENT #158 (CENTERLINE OF SHELL ROAD AND RIVER DRIVE). ELEV = 1.958m.
- CONTRACTOR TO CONFIRM BENCHMARK WITH MPT ENGINEERING, PRIOR TO CONSTRUCTION.
- DISCREPANCIES TO MPT ENGINEERING, PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS AND CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE CURRENT MASTER PLANS AND SPECIFICATIONS. (MPT ENGINEERING) AND THE CURRENT CITY OF RICHMOND 'SUPPLEMENTARY SPECIFICATIONS AND DETAIL DRAWINGS'.

MPT ENGINEERING CO. LTD.
4825-1120 HORSBUSH AVE. RICHMOND, BC V6V 1A7 TEL: 604-270-5881 FAX: 604-270-4137

BAINS PROPERTIES

MPT DWG. No.: R16083-FP
SHT. No.: 2 OF 2

REV	DATE	BY	CHK	DESCRIPTION
1	4 APR/23	AO	AWC	ISSUE 'D'
2	27 MAY/23	AO	AWC	ISSUE 'C'
3	14 MAY/23	AO	AWC	ISSUE 'B'
4	9 MAY/23	AO	AWC	ISSUE 'A'



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10454 (RZ 21-941625)
10611 and 10751 River Drive**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning Bylaw 8500 is amended by inserting the following into Section 18 (Site Specific Residential (Low Rise Apartment) Zones), in numerical order:

“18.46 Low to Mid Rise Apartment (ZLR46) – Bridgeport

18.46.1 Purpose

The **zone** provides for residential development. Additional **density** is provided to achieve, among other things, **City** objectives in respect to **affordable housing units** and **market rental units**.

18.46.2 Permitted Uses

- **housing, apartment**
- **housing, town**

18.46.3 Secondary Uses

- **boarding and lodging**
- **community care facility, minor**
- **home business**

18.46.4 Permitted Density

1. The maximum **floor area ratio** is 1.0, together with up to an additional:
 - a) 0.1 **floor area ratio** provided that this additional **floor area ratio** is used entirely to accommodate indoor **amenity space**.
 - b) 0.1 **floor area ratio** provided that it is entirely used to accommodate **market rental units** pursuant to Section 18.46.4.2c) and 18.46.4.2d).

2. Notwithstanding Section 18.46.4.1, the reference to “1.0” is increased to a higher density of “1.45”, provided that:
 - a) the **owner** provides not less than 18 **affordable housing units** and the combined **habitable space** of the total number of **affordable housing units** would comprise at least 10% of the total residential **building** area, excluding **habitable space** of **market rental units**;
 - b) the **owner** enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against title to the **lot**, and files a notice in the Land Title Office;
 - c) the **owner** provides not less than 13 **market rental units** and the combined **habitable space** of the total number of **market rental units** would comprise at least 1,006 m²; and
 - d) the **owner** enters into a **market rental agreement** with respect to the **market rental units** and registers the **market rental agreement** against title to the **lot**, and files a notice in the Land Title Office.
3. For the purposes of this **zone**, the permitted **density** is based on gross **site** area before the following required **road** dedications and fee simple transfers to the **City**:
 - a) not less than 535 m² of land within the **site** transferred to the **City** as a fee simple **lot** for diking and related purposes; and
 - b) not less than 200 m² of land within the **site** dedicated to the **City** as **road** which shall form part of River Drive.

18.46.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

18.46.6 Permitted Yards & Setbacks

1. The minimum **public road** setback from:
 - a) River Drive is 3.0 m;
 - b) River Road is 7.5 m; and
 - c) Shell Road is 6.0 m.
2. The **side yard** is 6.0 m.
3. A parking **structure** may project into a required **yard** up to the **property line**, provided that such encroachment is landscaped and screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the **City**.

4. Uncovered stairs may project into a required **yard**, but shall not be closer than 0.3 m from River Drive nor 3 m from any **side lot line** as specified by a Development Permit approved by the **City**.

18.46.7 Permitted Heights

1. The maximum **height** for **buildings** is 26.0 m (6 **storeys**), except that the maximum **height** of buildings located:
 - a) within 20.0 m of the **lot line abutting** River Drive and more than 70.0 m from the **lot line abutting** Shell Road is 10.0 m;
 - b) within 20.0 m of the **lot line abutting** River Drive and within 70.0 m of the **lot line abutting** Shell Road is 15.0 m; and
 - c) between 20.0 m and 36.0 m of the **lot line abutting** River Drive is 15.0 m. **Balconies** may project into this area to a maximum depth of 1.5 m.
2. The maximum **building height** for **accessory buildings** and **accessory structures** is 10.0 m.

18.46.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

18.46.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

18.46.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

18.46.11 Residential Rental Tenure

1. Subject to the provision of **affordable housing units** and **market rental units** pursuant to Section 18.46.4.2 above, a minimum of 31 **dwelling units** shall be used only for **residential rental tenure**.

18.46.12 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.”

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **“LOW TO MID RISE APARTMENT (ZLR46) – BRIDGEPORT”**.

P.I.D. 008-930-601

Lot 133 Fractional Section 23 Block 5 North Range 6 West New Westminster District Plan 28254

P.I.D. 003-715-868

Lot 132 Section 23 Block 5 North Range 6 West New Westminster District Plan 28394

3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10454”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

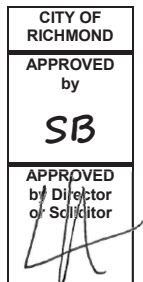
SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR



CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee **Date:** April 3, 2023
From: James Cooper, Architect AIBC **File:** 08-4375-00/Vol 01
Director, Building Approvals
Re: Referral Response Construction Signage

Staff Recommendation

That staff be directed to bring forward amendments to Noise Regulation Bylaw No. 8856, in order to affect the proposed changes to the construction signage, as outlined in the report titled "Referral Response Construction Signage", dated April 3, 2023 from the Director, Building Approvals.

James Cooper, Architect AIBC
Director, Building Approvals
(604-247-4606)

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Community Bylaws	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS:	APPROVED BY CAO

Staff Report

Origin

This report responds to the Planning Committee referral from February 28, 2023:

That staff review development signage requirements in active construction sites to prominently post the City phone number contact for the public to report concerns, and report back.

This report supports Council's Strategic Plan 2022-2026 Focus Area #2 Strategic and Sustainable Community Growth:

Strategic and Sustainable growth that supports long-term community needs and a well-planned and prosperous city.

And Focus Area #3 A Safe and Prepared Community:

Community safety and preparedness through effective planning, strategic partnerships and proactive programs.

Findings of Fact

Requirements for development signage in active construction sites are presently detailed in Noise Regulation Bylaw 8856. The Bylaw specifies the need to post signs on the premises where construction projects valued in excess of \$150,000 are taking place. Examples of such projects include demolition works, renovations and new constructions.

The Bylaw further prescribes the color, minimum dimensions, letter fonts and sizes, and the required content of the signage. This specifically includes the permitted hours for construction noise, the name and phone number for the contractor undertaking the work, and the email and phone number of the City's Community Bylaws Enforcement Office (Attachment 1), where area residents can report a noise violation.

Since March 2016, the Building Approvals Department has been informing Building Permit applicants of the aforementioned requirements by way of Information Bulletin (INFO-29). The bulletin is publicly available on the City's website and is provided to all permit holders as part of the permit application process. The bulletin, which includes a sample sign template, is attached to this report as a reference (Attachment 2).

As Bylaw 8856 is prescriptive to the appearance and content of the signage, a referral for Bylaw amendment is required by Council in order to implement any desired changes.

Analysis

The requirements for construction signage have been specifically established to enable community awareness of the permitted hours of construction noise. Staff understand that discussions at Planning Committee suggest a desire to enhance the signs' prominence and broaden its intent to capture more general community concerns, which may arise by the

construction related activities. Such concerns may include construction site safety, street parking, tree protection, cleanliness or noise.

In response to this referral, staff propose that the following amendments be considered to the current sign configuration and content:

1. Change the sign's title block, removing the specific reference to "noise" in order to allow for a broader context of reportable concerns.
2. Increase the size of the displayed contact phone numbers for added prominence.
3. Increase the minimum sign dimensions to enable the insertion of a QR Code that directs persons to the "Report a Problem" page of the City website, thereby offering the possibility of reporting a wider range of problems conveniently from a mobile device.
4. Ensure the constructor's contact has 24-hour operability.

A sample of a reconfigured sign is illustrated in Figure 1 below.



Figure 1. Proposed reconfiguration of Construction Signage

As there are a significant number of signs currently displayed on construction sites throughout the City, staff is recommending that the existing signage inventory not be discarded and replaced, but rather that this updated standard be applicable only to Building Permits issued after the effective date of a Bylaw Amendment.

Upon Councils' direction, staff will incorporate the desired changes to a proposed Bylaw Amendment and return to Council for approval at a future date.

Financial Impact

None.

Conclusion

Requirements for development signage in active construction sites are detailed in Noise Regulation Bylaw 8856. Signage is specific to communicating the permitted hours for construction noise and providing contact information to report problems or noise violations. Staff recommend that the options proposed to more prominently display contact information and City phone numbers for area residents be approved. In order to enable such changes, an Amendment Bylaw to Bylaw 8856 would be required by Council.



Fred Tewfik
Manager, Inspections
(604-276-4184)

JC: ft

Att. 1: Community Bylaws, Call Center Operations.

Att. 2: Bulletin INFO-29, Noise Regulation Bylaw No 8856 Amendments.

Community Bylaws – Call Center Operations:

The Community Bylaws call centre is open Monday to Friday 8:15am to 5:00pm and can be reached by calling 604-276-4345 or by emailing bylawrequest@richmond.ca. During this time Bylaw administrative staff dispatch calls for service related to property use and parking concerns. Outside of these hours, a voice message recording is played when the public calls 604-276-4345 and they are directed to email bylawrequest@richmond.ca for Bylaw related concerns.

This bylawrequest@richmond.ca email goes directly to the inbox of Parking Officer staff working after hours and Property Use officers who are scheduled to work on the weekends. Please note, Parking Officer staff work 7:00am to 9:00pm daily/weekends and Property Use Officers work daily/weekends 8:15am to 5:00pm. Property Use Officers deal with noise complaints. As a note, Parking Officers and Property Use Officers have their priorities and assigned files to work on. They periodically monitor the bylaw request email and answer those calls if they are not on their assigned calls.

Any complaints not responded to by staff after hours are dispatched or responded to the next day when the administrative team is back in the office.



**Noise Regulation Bylaw No. 8856
Amendments**

No.: INFO-29
Date: 2016-03-11
Revised: 2018-05-13

Purpose:

To inform builders and owners of amendments to Noise Regulation Bylaw No. 8856, the "Bylaw". The amendments include restrictions to demolition and construction activities on Sundays and Statutory holidays and the introduction of signage requirements.

Background:

The City made amendments to the Bylaw on September 14 and November 09, 2015 to address demolition and construction noise concerns raised by members of the general public.

Implementation:

The Noise Regulation Bylaw No. 8856 was amended to include the following:

Noise Restrictions

The primary change to the Bylaw will limit construction activities on Sundays and Statutory holidays to work performed by homeowners or occupants, provided that construction noise levels do not exceed the limits stipulated in the Bylaw. Under this amendment, contractors are prohibited from creating noise due to construction activities during Sundays and Statutory holidays.

Construction noise is permitted under the Bylaw provided it does not have a rating exceeding 85 dBA when measured at a distance of 15.2 m (50 feet) from the source of the noise and only occurs:

- between 7:00 a.m. and 8:00 p.m. Monday through Friday that is not a Statutory holiday for any type of construction;
- between 10:00 a.m. and 8:00 p.m. Saturday that is not a Statutory holiday for any type of construction; and
- between 10:00 a.m. and 6:00 p.m. on a Sunday or Statutory holiday, provided the construction is in connection with a residential building or structure and undertaken personally by the homeowner or occupier of the premises.

Requirements for Posted Signage

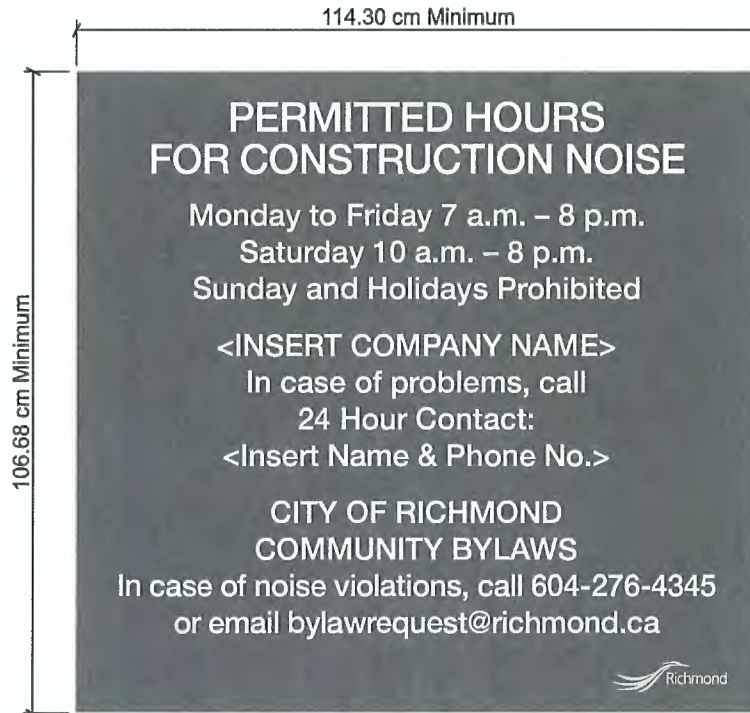
Where the construction value exceeds \$150,000.00, signage shall be installed and maintained on the premises in accordance with the following:

- The sign shall be at least 1.48 m² for construction that is in respect to a single or two-family dwelling or 2.97 m² for all other types of construction.
- The posted signage shall be a minimum of 114.30 cm (45 in.) wide by 106.68 cm (42 in.) high.
- The sign shall include the following information:
 - permitted hours for construction noise, as indicated in Noise Regulation Bylaw No. 8856;
 - name of the company undertaking the construction, if applicable;
 - name and phone number of the general contractor, owner or other person available to address complaints about the construction on a 24 hour per day basis; and
 - phone number and email address of the City's Community Bylaws Department (call 604-276-4345 or email bylawrequest@richmond.ca).
- The sign is to be secured to the building or supported by posts or poles and be capable of withstanding all weather conditions.

See over →

- The background colour of the sign shall be grey and the words shall be white Helvetica medium block lettering with a minimum letter height of 2.54 cm (1 in.).
- The owner, occupier, builder or developer shall maintain the sign required on the premises from the commencement date of any construction to the date that final occupancy is permitted.

Construction Sign Sample

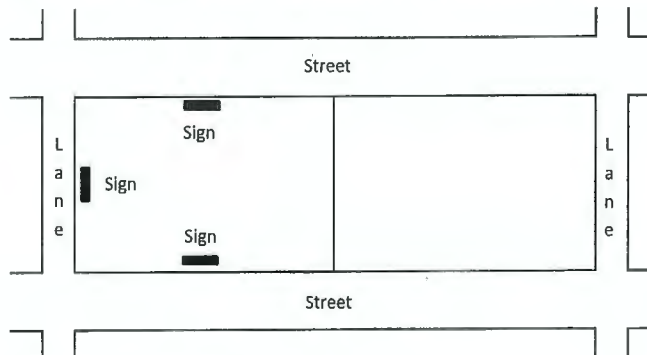


Sign Placement

Height From Ground - maximum 3.65 m

Height From Ground - minimum 1.52 m

Sign Quantity - 1 sign for EACH street and/or lane fronting the property



Note: Drawing not to scale.

The above-noted signage requirements will apply to all Demolition and Building Permits issued as of September 15, 2015, for all combined construction valued over \$150,000.00.

Should you have any questions, comments, or suggestions concerning this bulletin, please reference the Bulletin Number and email building@richmond.ca or call the Building Approvals General Inquiries line at 604-276-4118.

Should you have any questions or comments concerning Noise Regulation Bylaw No. 8856, please contact the Community Bylaws Department at 604-276-4345 or email bylawrequest@richmond.ca.



City of Richmond

Report to Committee

To: General Purposes Committee

Date: April 11, 2023

From: Jason Kita
Director, Intergovernmental Relations and Corporate
and Strategic Planning

File: 01-0152-01/2023-Vol
01

Re: Truth and Reconciliation Update

Staff Recommendation

That the report titled "Truth and Reconciliation Update" dated April 11, 2023 from the Director, Intergovernmental Relations and Corporate and Strategic Planning be received for information.

Jason Kita
Director, Intergovernmental Relations and Corporate and Strategic Planning
(604-276-4091)

Att. 4

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	SENIOR STAFF REPORT REVIEW
Arts, Culture, & Heritage	<input checked="" type="checkbox"/>	
Community Social Development	<input checked="" type="checkbox"/>	
Corporate Communications & Marketing	<input checked="" type="checkbox"/>	APPROVED BY CAO
Engineering	<input checked="" type="checkbox"/>	
Finance	<input checked="" type="checkbox"/>	
Human Resources	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Recreation & Sport Services	<input checked="" type="checkbox"/>	
Sustainability & District Energy	<input checked="" type="checkbox"/>	

Staff Report

Origin

At the Regular Council Meeting on June 14, 2021, City Council received a delegation on the recognition of Indigenous Peoples and land. As a result, staff received the following referral:

That the presentation by Chaslynn Gillanders and Howard Grant on the recognition of Indigenous People be referred to staff for analysis, and report back.

At the General Purposes Committee Meeting on November 21, 2022, City Council received a delegation on establishing a Truth and Reconciliation Policy. As a result, staff received the following referral and the referral above is now considered closed:

In conducting the analysis mentioned in the referral resolution of Council made on June 26, 2021, staff be specifically directed to address the implications of a Truth and Reconciliation Policy which may include the following suggestions:

- *Regular meetings with the Musqueam Council (at least semi-annually, as requested by Musqueam Councillor Howard Grant at the June 14th, 2021, City Council meeting);*
- *Mandatory staff and City Council training on issues of Indigenous-specific racism and decolonization (e.g., Hummingbird Rising Consulting, Kairos Blanket Exercise);*
- *A plan to implement the Truth and Reconciliation Commission of Canada: Calls to Action, that are relevant to municipalities (#s 17, 23, 40, 43, 47, 55, 57, 64, 75, 76, 77, 82, 87, 88, 91, and 92);*
- *A plan to implement the articles of the United Nations Declaration on the Rights of Indigenous Peoples, that are relevant to municipalities (articles 11, 14, 15, and 19);*
- *Honouring culturally significant sites through public identification of historical middens and archaeological sites, in consultation with the Musqueam;*
- *Offering annual community events in recognition of the National Day for Truth and Reconciliation;*
- *Including Indigenous history on the City of Richmond's "History of Richmond" webpage; and*
- *Appoint a committee or task force or a person in charge of addressing Indigenous issues (e.g., Indigenous Relations Manager).*

The purpose of this report is to respond to the referral and provide a summary of findings on how the City could advance reconciliation in Richmond.

This report supports Council's Strategic Plan 2022–2026:

Strategy #1 Proactive in Stakeholder and Civic Engagement:

Proactive stakeholder and civic engagement to foster understanding and involvement and advance Richmond's interests.

1.1 Continue fostering effective and strategic relationships with other levels of government and Indigenous communities.

Strategy #6 A Vibrant, Resilient, and Active Community

6.1 Advance a variety of program, services, and community amenities to support diverse needs and interests and activate the community; and

6.3 Foster intercultural harmony, community belonging, and social connections.

Background

Since the publication of the Truth and Reconciliation Commission's (TRC) of Canada final report in 2015, all levels of government have been called upon to address actions that advance meaningful reconciliation with Indigenous Peoples. The TRC defines reconciliation as follows: "Reconciliation is about establishing and maintaining a mutually respectful relationship between Aboriginal and non-Aboriginal peoples in this country. In order for that to happen, there has to be awareness of the past, an acknowledgment of the harm that has been inflicted, atonement for the causes, and action to change behaviour." While each municipal government is at a different point in its reconciliation journey, a number of municipalities have made it a priority to rebuild trust and mutually respectful relationships with Indigenous Peoples.

Overview of the UNDRIP and the TRC Calls to Action

The following outlines an overview of the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) and the TRC 94 Calls to Action and their respective roles in advancing reconciliation.

The UNDRIP is at the centre of the TRC's vision for reconciliation between Indigenous Peoples and non-Indigenous Peoples. The first principle in the TRC's Ten Principles for Reconciliation states that UNDRIP provides the framework for reconciliation at all levels and across all sectors of Canadian society. In addition, the TRC's Call to Action 43 calls on federal, provincial, territorial, and municipal governments to fully adopt and implement UNDRIP as the framework for reconciliation.

The UNDRIP was adopted in 2007 by the United Nations General Assembly and establishes the global minimum standard for the survival, dignity, and well-being of the Indigenous Peoples of the world and elaborates on the existing human rights standards and the fundamental freedoms as they apply to the specific situation of the Indigenous Peoples. Both the Government of Canada and the Province of British Columbia (BC) have endorsed UNDRIP as a framework for reconciliation.

The TRC was established in June 2008 to document the history and lasting impacts of the Indian Residential Schools system on Indigenous students and their families. It provided those directly or indirectly affected by the legacy of the Indian Residential Schools system with an opportunity to share their stories and experiences. In June 2015, the TRC released an executive summary of its findings along with 94 Calls to Action regarding reconciliation between Canadians and Indigenous Peoples. The 94 Calls to Action are policy recommendations meant to address the history and legacy of the residential schools and the systemic racism that lead to worse health outcomes, premature death, and limited economic opportunities for Indigenous Peoples in Canada.

Of the 94 Calls to Action, 12 actions call on either all levels of government or specifically municipal governments to address. As provincial and municipal jurisdictions vary across Canada, some of the Calls to Action meant for local governments or all levels of government do not fall under the purview of the City.

Analysis

After the November 21, 2022 General Purposes Committee Meeting referral was received, a staff working group was formed. Based on the analysis conducted, the following information provides an overview about what the City has been doing to support reconciliation; a scan of what other local governments are doing; and responds directly to the eight referral items and provides additional items to advance reconciliation for Council's consideration.

Current City Initiatives

A list of initiatives, including various training, programming, and project-related activities that the City is currently involved in was compiled by the working group (Attachment 1). Examples include:

- The City provides ongoing internal training and education on the history and impacts of Residential Schools in Canada;
- The City recognizes the National Day for Truth and Reconciliation on September 30 as a statutory holiday;
- The City offers community events in recognition of National Indigenous Peoples Day and National Indigenous History Month in June; and
- The City, through various departments and stakeholders, has been hosting programs, events and projects to contribute to learning, education, and reconciliation.

The City will continue to work collaboratively with community partners to share in the responsibility to further reconciliation in Richmond through various initiatives.

Local Government Scan

Staff also conducted a local government scan that focused on four areas directly related to the referral to increase awareness of what others are doing to support reconciliation. The four areas include: a City webpage on reconciliation, the number of specific TRC Calls to Action that each local government focuses on, dedicated staff resources for Indigenous relations or reconciliation,

and endorsement of UNDRIP. The summary table below identifies what each of the six local governments scanned are currently undertaking in these four areas.

Table 1: Local Government Scan of Reconciliation Actions

Local Government	Webpage	Calls to Action	Dedicated Staff Resource(s)	UNDRIP Endorsed
Burnaby	Yes	8	1	Yes
Coquitlam	Yes	3	1	No
New Westminster	Yes	15	1	Yes
Surrey	Yes	Not identified	0	Yes
Vancouver	Yes	27	3	Yes
Metro Vancouver	Yes	3	10	No

All local governments scanned have a webpage on Indigenous Relations and/or Reconciliation which outlines the actions they are taking to promote Truth and Reconciliation and links to resources. Many of them have identified specific TRC Calls to Action they intend to focus on and the dedicated staff position(s) to oversee reconciliation efforts. Burnaby, New Westminster, Surrey, and Vancouver have endorsed UNDRIP. For detailed information, please refer to Attachment 2.

Aside from these initiatives, some municipalities such as Burnaby, New Westminster, and Vancouver have initiated or will start formal relations on a government-to-government level with local First Nations. Such connections aim to establish effective working relationships which are anticipated to further guide processes, projects, and efforts to advance reconciliation at the municipal level.

Response to the Referral Items

- *Regular meetings with the Musqueam Council (at least semi-annually, as requested by Musqueam Councillor Howard Grant at the June 14, 2021, City Council meeting).*

Richmond City Council and the Musqueam Indian Band Council met on January 11, 2023. Meetings will continue at the discretion of the two Councils. This action can be addressed with existing resources.

- *Mandatory staff and City Council training on issues of Indigenous-specific racism and decolonization (e.g., Hummingbird Rising Consulting, Kairos Blanket Exercise).*

The 4 Seasons of Reconciliation online training is available to all City staff, including Oval, Library, Gateway, and Community Associations/Societies staff. To date, 1,068 staff have completed the training. An in-depth experiential workshop was offered in 2021 for smaller groups of staff to learn about Truth and Reconciliation. An online Anti-Indigenous Racism Circle workshop was also available to staff in October and November 2022. This self-reflective workshop was offered for smaller groups to explore their understanding of Anti-Indigenous Racism and work towards reconciling relationships. In addition to the above noted City trainings, individual staff and departments are completing other Indigenous training opportunities. The City has also provided training

opportunities in anti-Indigenous racism and decolonizing practices to its community partners through the annual Diversity Symposium. The City will continue to provide a variety of training and educational opportunities to staff, which could also be made available to City Council. This action can be addressed with existing resources.

- *A plan to implement the Truth and Reconciliation Commission of Canada: Calls to Action that are relevant to municipalities (17, 23, 40, 43, 47, 55, 57, 64, 75, 76, 77, 82, 87, 88, 91, and 92).*

Staff have reviewed the Calls to Action relevant to municipalities, including those noted in this referral. Staff have identified eight Calls to Action that can be addressed by the City and eight Calls to Action that do not directly fall under the City's jurisdiction which will not be addressed by the City at this time (Attachment 3). Three Calls to Actions can be advanced with existing resources and five Calls to Action can only be initiated with additional resources.

- *A plan to implement the articles of the United Nations Declaration on the Rights of Indigenous Peoples, that are relevant to municipalities (articles 11, 14, 15, and 19).*

In November 2019, British Columbia became the first Canadian jurisdiction to incorporate the UNDRIP into law through an Act which required the Province to prepare and implement an action plan to achieve the objectives of the Declaration. In June 2021, the Government of Canada passed the UNDRIP Act, which provides a roadmap for the Government and Indigenous Peoples to work together to implement the Declaration based on lasting reconciliation, healing and cooperative relations. Should Council wish to consider advancing this action, additional resources would be required to monitor federal and provincial legislation related to UNDRIP and analyze the potential implications of UNDRIP on local governments. This action can only be addressed with additional resources.

- *Honouring culturally significant sites through public identification of historical middens and archaeological sites, in consultation with the Musqueam.*

Archeological sites are protected under the *Heritage Conservation Act*. The Province maintains a list of archaeological sites, known as the Provincial Heritage Register. However, the location is typically not publicly disclosed other than for planning and development purposes unless in consultation with First Nations and the provincial Archeology Branch to prevent the invasion of privacy and damage to the historic sites. There is a specific process to request archeological information through the Province. This action can only be addressed with additional resources.

- *Offering annual community events in recognition of the National Day for Truth and Reconciliation.*

The City recognizes the National Day for Truth and Reconciliation as a statutory holiday in alignment with the Province of BC. While the City has offered various initiatives during National Indigenous Peoples Day and National Indigenous History Month in June, the City has commemorated the National Day for Truth and Reconciliation by offering training opportunities to staff leading up to the day as outlined in Attachment 1. Staff will

continue to offer initiatives similar to previous years and could also explore new initiatives which would meaningfully commemorate the National Day for Truth and Reconciliation. This action can be addressed with existing resources.

- *Including Indigenous history on the City of Richmond's "History of Richmond" webpage.*

Including Indigenous history on the City's "History of Richmond" webpage would entail building relationships and working with local First Nations to develop Richmond's Indigenous history and can only be addressed with additional resources who could start to build relationships with local First Nations.

In the meantime, an Indigenous Relations or Truth and Reconciliation page could be created on the City's website that includes information on the TRC 94 Calls to Action, activities for National Indigenous Peoples Day, National Indigenous Peoples Month, National Day for Truth and Reconciliation, and links to UNDRIP, Orange Shirt Day, and other resources. This action can be addressed with existing resources.

- *Appoint a committee or task force or a person in charge of addressing Indigenous issues (e.g. Indigenous Relations Manager).*

There have been growing calls for municipalities to implement actions that meaningfully advance reconciliation. The hiring of a position to support Indigenous Relations would align with other municipalities that have created positions to oversee their respective municipality's reconciliation efforts.

Potential Impacts

Advancing reconciliation provides an opportunity for the City to renew relationships with local First Nations based on trust and respect, and to meaningfully engage with First Nations through shared priorities and commitments. A summary of the potential impacts to the City is provided below:

- Demonstrates the City's commitment to building relationships with Indigenous Nations, Peoples, and communities.
- Aligns and supports the work of the Government of Canada and the Province of BC, as well as the work being facilitated in the Lower Mainland.
- Provides opportunities to collaborate with key stakeholders and community partners in advancing reconciliation efforts in Richmond.
- Puts into place a plan that will guide the City's approach to advancing reconciliation efforts.
- Improves the City's ability to meet funding requirements from senior levels of government including increasing Federal and Provincial requirements to engage with local First Nations.
- Expedites permitting and approval for infrastructure construction projects that could result in project cost savings.

- Early engagement with local First Nations would allow for the effective implementation of the Flood Protection Management Strategy, including the establishment of a federal fish habitat banking agreement for Lulu Island.
- Effectively responds to the growing demands and expectations of the community for the delivery of Indigenous education and programming.
- Provides subject matter expertise and resources to help educate staff on ways to advance reconciliation.
- Demonstrates the City's leadership in advancing social equity and reconciliation.

Manager, Indigenous Relations

The process of reconciliation requires a long-term commitment to address the harms caused by systemic racism, and most importantly, to renew or develop relationships with Indigenous Peoples based on the recognition of rights, respect, and cooperation. Aside from advancing specific actions listed above, the following are actions that could be initiated by hiring a Manager, Indigenous Relations.

- Establish a work plan to guide the work of the new role and support reconciliation efforts in Richmond.
- Serve as the City's primary contact for its relationships and interactions with local First Nations and Indigenous Peoples.
- Participate in external committees with community organizations, other local governments, and senior levels of government to exchange information and data on current and emerging issues related to reconciliation and coordinate shared reconciliation initiatives.
- Support internal departments on capital projects by building relationships with local First Nations in support of federal and provincial permitting approvals to reduce the potential impacts of delays or cost overruns.
- Provide subject matter expertise on how the City can advance and promote reconciliation.

The City could enhance its reconciliation efforts through the hiring of a Manager, Indigenous Relations. However, a Manager, Indigenous Relations is only an initial step towards reconciliation efforts across the City. Implementation of plans and initiatives may require a combination of adjusting work plans of existing staff resources and potential requests for additional resources in the future. The primary focus of a Manager, Indigenous Relations would be to build relationships with local First Nations and develop a plan for a coordinated city-wide approach to reconciliation, which would include identifying the necessary resources to advance specific actions. For detailed information on what actions could be initiated through the hiring of a Manager, Indigenous Relations, please refer to Attachment 4.

Financial Considerations

If Council wishes to advance the City's reconciliation efforts, additional resources such as a Manager, Indigenous Relations in the amount of approximately \$154,500 would be required. The

position could be funded from the Rate Stabilization Account for the remainder of 2023 and the Consolidated 5-Year Financial Plan (2023–2027) would be amended accordingly. An ongoing additional level for the position would be put forth for Council consideration in the 2024 budget cycle.

Through the planning process, a combination of adjusting current work plans and requests for additional resources in the future may be identified to support the implementation of a plan developed by the Manager, Indigenous Relations. This information would be brought forward in future reports for consideration.

Financial Impact

None.

Conclusion

All Canadians and all levels of government have a role to play in supporting reconciliation. The opportunity to build relationships, foster trust, share information and learnings, and meaningfully engage with Indigenous Peoples is more than ever-present. Strengthening the relationships between municipal governments and Indigenous Peoples is an important step forward towards ensuring greater social equity and honouring reconciliation.

This report responds to the November 21, 2022 referral and provides a review and analysis of the referral items for Council's consideration. Staff will proceed as per the direction of Council.



Alisa Carey
Manager, Intergovernmental Relations
(604-247-4695)

- Att. 1: Current City Initiatives
- Att. 2: Local Government Scan
- Att. 3: Calls to Action Identified in Council Referral
- Att. 4: Timelines and Resources Required to Address Council Referral

Current City Initiatives

Staff Training and Professional Development

- The 4 Seasons of Reconciliation online training is available to all staff, including Oval, Library, Gateway, and Community Associations/Societies staff. To date, 1,068 staff have completed the training.
- An in-depth experiential and self-reflective workshop, *Understanding the History and Impacts of Residential Schools in Canada*, was offered in 2021 for smaller groups of staff to learn about truth and reconciliation.
- An online *Anti-Indigenous Racism Circle* workshop was available to staff in October and November 2022. This self-reflective workshop was offered for smaller groups of staff to explore their understanding of Anti-Indigenous Racism and work towards reconciling relationships.

Programs and Projects

- Arts Services regularly undertakes collaborative projects and produces works that contribute to the reconciliation process in its exhibitions, large-scale permanent public art, hands-on community activities, videos and more. Recent examples in Public Art include:
 - Sea to Sky, by Musqueam artist Thomas Cannell in collaboration with Franz Mayer of Munich, is a five-storey integrated glass artwork located at the corner of No. 3 Road and Cook Road as part of the new Paramount development by Keltic Canada, Inc.
 - The *Whimsical Garden* project by J Peachy and the Café Collective offered an opportunity for young learners to create art with Indigenous artist, storyteller, and carver, Simon Winadzi James.
 - Atheana Picha, a Salish artist from the Kwantlen First Nation, worked with Garden City Elementary School on a community mural project while exploring the themes of environment, local plants and Indigenous stories.
 - *Art Cultivation in Nature* by Edward Fu-Chen Juan featured legacy artwork incorporating cedar bark harvested by Musqueam cultural advisor, Terry Point. The artwork incorporated materials that represented the artist's home country Taiwan, Musqueam and Richmond.
 - *Understanding Our Native Wildlife* by Chantelle Trainor-Matties featured a series of artworks that depict native animal species. This artwork is part of Lansdowne Station's No. 3 Road Art Column installation.
 - Musqueam artist Debra Sparrow created a hand-woven blanket during her tenure at the Blue Cabin Floating Artist Residency in Steveston in April and May 2022. The woven blanket now hangs at the entrance of Council Chambers at Richmond City Hall.

Current City Initiatives

- *Printmaking for Pride* featured Jade Balogh-Callow, guest artist and Kwakwaka'wakw, and member of the We Wai Kai Nation. This event was held during Pride Week in Richmond from July 25-31, 2022 and was led by artist Edward Fu-Chen Juan.
- The Richmond Art Gallery (RAG) offers programming developed collaboratively with Indigenous Peoples including an Indigenous Art Classroom Art Kit (last year, rentals reached 545 students). The kits were developed with Indigenous artist Michelle Sound to learn about beading and tufting to introduce children to these artistic practices. It also developed a welcome video with Cecilia Point in which she shared her family history in Richmond. It is viewable in the gallery lounge and on YouTube.
- City Centre Community Association worked with artist Christine Mackenzie from the Kwakiutl Nation on two art-based initiatives in September 2022 showcasing Indigenous cultures:
 - *The Harvest Full Moon Celebration* was an intercultural celebration of the harvest season. Ms. Mackenzie showcased traditional Indigenous items and facilitated discussion around the harvest season in Indigenous culture.
 - *Be the Change You Want to See* was a Truth and Reconciliation community art project which featured a multi-sensory environment of music, creativity and culture. Facilitated by Ms. Mackenzie, participants learned about Indigenous history, culture and artwork.
- The Richmond Museum offers an educational kit "Musqueam – People of the River Grass in Richmond" for teachers to use in their class throughout the year. The kit helps Grade 3-4 students understand the significance of fishing for the Musqueam people in the past, present and future.
- The Richmond Heritage Fair, produced by the Richmond Museum, has included Indigenous workshops for participating students for many years. In 2022, a Musqueam artist, Rita Kompst, led students through a cedar weaving activity.
- The Point House displays at Britannia Shipyards National Historic Site tell the story of the Point family, who are Musqueam, and the house they lived in at what is now called Garry Point.
- The City's signature events typically include an Indigenous Welcome as part of each event's opening ceremony. This typically involves an Indigenous Elder providing a traditional welcome and an element of storytelling to encourage a wider understanding of Indigenous stories within the Richmond context.
- The City's signature events such as Children's Festival, Doors Open Richmond, Salmon Festival, Richmond Maritime Festival, and Culture Days regularly include Indigenous performers in their programming.
- The Richmond Olympic Experience has Indigenous content on display throughout the museum, telling the story of Aboriginal athletes and the legacy of Indigenous involvement in the 2010 Winter Olympic Games. Tours can be tailored to highlight

Current City Initiatives

Indigenous specific stories and artefacts and have been well received by visiting First Nations groups.

- City of Richmond Archives has been working on an Indigenous Records Survey. The Survey covers photographs, textual records, and oral history interviews and is based upon the principles and objectives identified in the Association of Canadian Archivists' *Reconciliation Framework: The Response to the Report of the Truth and Reconciliation Commission Taskforce*.
- The City's Artefact Collections team has created a list of Indigenous objects with photographs and up to date records for each item. Staff have also done an assessment of Collection practices/procedures which will inform a future update of the City's Collections Policy and Procedures.

National Day for Truth and Reconciliation (September 30)

- Front-line staff at community facilities had the option of wearing orange shirts or ribbons on September 30, 2022, to raise awareness of the National Day for Truth and Reconciliation.
- The Richmond Museum shared information about truth and reconciliation on social media to help educate the public about this day.
- Richmond Nature Park hosted a Cedar Rose Workshop with Musqueam artist Rita Kompst-Point. Participants learned traditional techniques of Coast Salish cedar weaving and using locally harvested cedar prepared by the artist created a unique rose to take home.
- Culture Days, which ran from September 23 to October 16, set aside September 30, 2022, to create space exclusively for events organized to commemorate the National Day for Truth and Reconciliation, including those aimed at sharing First Nations, Métis, and/or Inuit experiences and perspectives and celebrating the creative and cultural expressions of Indigenous people and communities.
- Richmond Public Library staff wore orange shirt beaded pins on September 30, 2022 and were given a pocket guide to the National Centre for Truth and Reconciliation's Calls to Action to support their personal learning experiences.
- Richmond Public Library (RPL) Brighthouse branch was open from 10:00 a.m. to 2:00 p.m. on September 30, 2022 to commemorate National Day for Truth and Reconciliation. It delivered several initiatives, including:
 - Offering programs for children and families, such as a staff-led story time featuring Indigenous-themed stories.
 - Providing displays that feature the works of Indigenous authors.
 - Showcasing Indigenous-created films on the Launchpad's viewing screen throughout the day.

Current City Initiatives

- Offering additional e-book content in the Indigenous Perspectives browsing collection.
- Presenting the library's dedicated Indigenous Resources webpage that provides learning kits and resources on residential schools, Indigenous groups and Indigenous perspectives.
- Featuring David Alexander Robertson, an Indigenous author and two-time Governor General's Literary Award winner who shared highlights from his new book during an online program on September 20, 2022.
- Various community facilities had educational displays in observance of the National Day for Truth and Reconciliation.
- The City has observed the National Day for Truth and Reconciliation (September 30) as a statutory holiday for the past two years and will continue to align with the Province of BC on declaring the day as a statutory holiday.

National Indigenous History Month (June)

- Richmond commemorated National Indigenous History Month and National Indigenous Peoples Day in June 2022 to recognize the heritage and strength of Indigenous Peoples. Activities included:
 - *Cedar – The Tree of Life* was a take-home activity kit offered by the Richmond Museum. Users of the kit learned how cedar is harvested and created their own cedar bracelet using instructional videos led by Musqueam weaver, Vivian Campbell.
 - *StoryWalk: Orca Chief* is the Richmond Public Library's new permanent StoryWalk installed at McLean Park in Hamilton. Orca Chief is a traditional northwest coast legend who cared for the sea and its inhabitants.
 - A *Cedar Weaving Workshop* with artist Rita Kompst was hosted at the Richmond Arts Centre. Participants learned traditional techniques of Coast Salish cedar weaving and using locally harvested cedar prepared by the artist created a unique bracelet to take home.
 - South Arm Community Association hosted an Indigenous film screening event which coincided with BC Seniors' Week. The event included an open dialogue with Don McKenzie, Indigenous Liaison of the BC Cultural Diversity Association.
 - The Richmond Public Library offered Indigenous film screenings for both adult and children audiences to honour, appreciate and recognize Indigenous Peoples.

Local Government Scan

Local Government	Webpage	Calls to Action Focus Areas	Dedicated Resource(s)	UNDRIP Endorsed
Burnaby	The City's website (Called Indigenous Peoples and Reconciliation) provides important dates, progress information, how to pronounce and resources.	Calls to Action 43, 47, 55, 57, 75, 77, 87, 88.	Director, Indigenous Relations	UNDRIP was endorsed in 2018.
Coquitlam	The City's Equity, Diversity, and Inclusion page provides resources on TRC, Residential Schools and Indigenous Resilience, Orange Shirt Society, Coquitlam Public Library resources, and Kwikwetlem First Nation information and resources. A Reconciliation webpage is under development and is expected to launch in 2023.	Calls to Action 17, 47, 57.	Manager, Indigenous Relations	UNDRIP has not been endorsed at this time.
New Westminster	The City's website provides information on reconciliation background, land acknowledgement guidelines and background, TRC Calls to Action, Indigenous engagement and information on National Indigenous People's Day.	Calls to Action 17, 23, 40, 43, 47, 55, 57, 64, 75, 76, 77, 87, 88, 91, 92.	Indigenous Relations Advisor	UNDRIP was endorsed in 2018.
Surrey	The City's website provides information on the Urban Indigenous Leadership Committee, key documents, profile of Indigenous population in Surrey, how to get involved, Council reports and additional resources.	The City has not formally committed to any specific Calls of Action of the TRC, but has taken actions that could fit within some of them.	No dedicated resource at this time.	UNDRIP was endorsed in 2017.

Local Government Scan

Local Government	Webpage	Calls to Action Focus Areas	Dedicated Resource(s)	UNDRIP Endorsed
Vancouver	The City's website provides important dates, progress and updates information, framework and strategy information, and other resources.	Calls to Action 5, 7, 9, 12, 17, 21, 22, 66, 38, 40, 43, 44, 47, 57, 62, 63, 66, 67, 68, 69, 78, 80, 83, 87, 90, 91, 92, 93.	<p>Senior Director, Indigenous Relations</p> <p>Senior Manager, Indigenous Relations</p> <p>Manager, Indigenous Relations</p> <p>Embedded Indigenous Planner/Liaison roles across City departments including Planning; Engineering; and Development, Building and Business Licensing; Vancouver Public Library; and Vancouver Parks Board</p> <p>Project-based Indigenous Planner/Planning analyst roles including Missing and Murdered Indigenous Women and Girls and Two-Spirit (MMIWG2S+) Response and Indigenous Data Equity</p>	<p>UNDRIP was endorsed in 2013.</p> <p>The City's UNDRIP Strategy was received in 2022 and includes 79 recommendations for implementing UNDRIP.</p>

Local Government Scan

Local Government	Webpage	Calls to Action Focus Areas	Dedicated Resource(s)	UNDRIP Endorsed
Metro Vancouver	The website provides information on Indigenous Relations, First Nations in and outside of the Metro Vancouver Region, Treaty Negotiations, First Nations within the Region, video, and links to other agencies.	<p>The Metro Vancouver Board of Directors endorsed the Truth and Reconciliation Commission's 94 Calls to Action on October 30, 2015 and established four objectives to pursue: (1) Liaise with the TRC and Reconciliation Canada; (2) Raise awareness of Indian Residential Schools; (3) Provide training sessions for staff; and (4) Strengthen relationships with First Nations.</p> <p>The Metro Vancouver Board renewed its commitment to Reconciliation at its meeting on February 26, 2021.</p>	<p>General Manager, Legal Services and Indigenous Relations</p> <p>Director, Indigenous Relations</p> <p>Program Manager, Indigenous Relations (2)</p> <p>Archaeologist, Indigenous Relations</p> <p>Senior Policy Analyst, Indigenous Relations (5)</p> <p>Program Assistant 1, Indigenous Relations</p>	UNDRIP has not been endorsed at this time.

Calls to Action Identified in Council Referral

Of the 94 Calls to Action, the referral identified 16 Calls to Action and those Calls to Action have been reviewed in the chart below.

The City could address the following eight Calls to Action:

Three Calls to Action could be advanced with existing resources and five Calls to Action could only be initiated with additional resources. Ongoing actions would require continuous commitment each year.

Calls to Action	City Actions	Timeline	Status	Resources Required
<p>57. We call upon federal, provincial, territorial, and municipal governments to provide education to public servants on the history of Aboriginal peoples, including the history and legacy of residential schools, the United Nations Declaration on the Rights of Indigenous Peoples, Treaties and Aboriginal rights, Indigenous law, and Aboriginal–Crown relations. This will require skills-based training in intercultural competency, conflict resolution, human rights, and anti-racism.</p>	<p>The City is currently addressing this action.</p> <ul style="list-style-type: none"> The 4 Seasons of Reconciliation online training is available to all staff, including Oval, Library, Gateway and Community Associations/Societies staff. A new in-depth experiential and self-reflective workshop was offered in 2021 for smaller groups of staff to explore their understanding and the significance of the commitment to truth and reconciliation. An online Anti-Indigenous Racism Circle workshop was available to staff through October and November 2022. This self-reflective workshop was offered for smaller groups of staff to explore their understanding of Anti-Indigenous Racism and work towards reconciling relationships. 	Ongoing	In progress	Existing resources

Calls to Action Identified in Council Referral

Calls to Action	City Actions	Timeline	Status	Resources Required
87. We call upon all levels of government, in collaboration with Aboriginal peoples, sports halls of fame, and other relevant organizations, to provide public education that tells the national story of Aboriginal athletes in history.	<ul style="list-style-type: none"> The Richmond Olympic Experience is providing public education on Aboriginal achievements in Canadian sport history and will continue to expand storytelling in future exhibits and programs where appropriate. 	Ongoing	In progress	Existing resources
77. We call upon provincial, territorial, municipal, and community archives to work collaboratively with the National Centre for Truth and Reconciliation to identify and collect copies of all records relevant to the history and legacy of the residential school system, and to provide these to the National Centre for Truth and Reconciliation.	<ul style="list-style-type: none"> The City of Richmond has conducted a survey of its Archival and Artefact Collection holdings and, to date, has not identified any documents or objects related to the history and legacy of the residential school system. Staff are still learning what kinds of items may be relevant and will continue to update this survey to reflect new learnings. 	Long term	In progress	Existing resources
17. We call upon all levels of government to enable residential school survivors and their families to reclaim names changed by the residential school system by waiving administrative costs for a period of five years for the name-change process and the revision of official identity documents, such as birth certificates, passports, driver's license, health cards, and social insurance.	<ul style="list-style-type: none"> Explore the waiving of administrative costs for the name change process for the issuing of membership cards offered at City facilities in partnership with Associations/Societies, business licenses and other licenses, and internal City of Richmond staff ID cards for residential school survivors and their families. 	Medium term	Not initiated	Manager, Indigenous Relations

Calls to Action Identified in Council Referral

Calls to Action	City Actions	Timeline	Status	Resources Required
<p>55. We call upon all levels of government to provide annual reports or any current data requested by the National Council for Reconciliation so that it can report on the progress towards reconciliation. The reports or data would include, but not be limited to:</p> <ul style="list-style-type: none"> • The number of Aboriginal children—including Métis and Inuit children—in care, compared with non-Aboriginal children, the reasons for apprehension, and the total spending on preventive and care services by child-welfare agencies. • Comparative funding for the education of First Nations children on and off reserves. The educational and income attainments of Aboriginal peoples in Canada compared with non-Aboriginal people. • Progress on closing the gaps between Aboriginal and non-Aboriginal communities in a number of health indicators such as: infant mortality, maternal health, suicide, mental health, addictions, life expectancy, birth rates, infant and child health issues, chronic diseases, illness and injury incidence, and the availability of appropriate health services. • Progress on eliminating the overrepresentation of Aboriginal children in youth custody over the next decade. • Progress on reducing the rate of criminal victimization of Aboriginal people, including data related to homicide and family violence victimization and other crimes. • Progress on reducing the overrepresentation of Aboriginal people in the justice and correctional systems. 	<ul style="list-style-type: none"> • Explore and collaborate with community partners in providing Richmond-specific data to share with the National Council for Reconciliation if requested. 	Medium term	Not initiated	Manager, Indigenous Relations

Calls to Action Identified in Council Referral

Calls to Action	City Actions	Timeline	Status	Resources Required
43. We call upon federal, provincial, territorial, and municipal governments to fully adopt and implement the United Nations Declaration on the Rights of Indigenous Peoples as the framework for reconciliation.	<ul style="list-style-type: none"> Continue to monitor federal and provincial legislation related to UNDRIP. Explore the endorsement of UNDRIP and analyze the potential implications on local governments. 	Long term	Not initiated	Manager, Indigenous Relations
47. We call upon federal, provincial, territorial, and municipal governments to repudiate concepts used to justify European sovereignty over Indigenous peoples and lands, such as the Doctrine of Discovery and <i>terra nullius</i> , and to reform those laws, government policies, and litigation strategies that continue to rely on such concepts.	<ul style="list-style-type: none"> Explore and recognize the history of local First Nations and Indigenous Peoples in Richmond. Review City policies and bylaws. 	Long term	Not initiated	Manager, Indigenous Relations
75. We call upon the federal government to work with provincial, territorial, and municipal governments, churches, Aboriginal communities, former residential school students, and current landowners to develop and implement strategies and procedures for the ongoing identification, documentation, maintenance, commemoration, and protection of residential school cemeteries or other sites at which residential school children were buried. This is to include the provision of appropriate memorial ceremonies and commemorative markers to honour the deceased children.	<ul style="list-style-type: none"> There are no known residential schools or associated burial grounds in Richmond. If residential schools or associated burial grounds were discovered in Richmond, the City would support senior levels of government in preserving residential school cemeteries or other sites. 	Long term	Not initiated	Manager, Indigenous Relations

Calls to Action Identified in Council Referral

The City would not be able to directly address the following eight Calls to Action:

Although the below actions fall outside the City's jurisdiction, the City could play an advocacy role and work with other levels of government and local organizations as needed.

Calls to Action	Rationale
<p>23. We call upon all levels of government to:</p> <ul style="list-style-type: none"> i. Increase the number of Aboriginal professionals working in the health-care field. ii. Ensure the retention of Aboriginal health-care providers in Aboriginal communities. iii. Provide cultural competency training for all healthcare professionals. 	<ul style="list-style-type: none"> • Health care is under the provincial government's jurisdiction. • This could be an opportunity for advocacy to senior levels of government.
<p>40. We call on all levels of government, in collaboration with Aboriginal people, to create adequately funded and accessible Aboriginal-specific victim programs and services with appropriate evaluation mechanisms.</p>	<ul style="list-style-type: none"> • There are currently no Indigenous-specific victim programs and services located in Richmond. The majority of these services are located in the Vancouver area. Richmond RCMP makes referrals to Vancouver-based agencies as required. • This could be an opportunity for advocacy to senior levels of government.
<p>64. We call upon all levels of government that provide public funds to denominational schools to require such schools to provide an education on comparative religious studies, which must include a segment on Aboriginal spiritual beliefs and practices developed in collaboration with Aboriginal Elders.</p>	<ul style="list-style-type: none"> • Education is under the provincial government's jurisdiction. • This could be an opportunity for advocacy to senior levels of government.
<p>76. We call upon the parties engaged in the work of documenting, maintaining, commemorating, and protecting residential school cemeteries to adopt strategies in accordance with the following principles:</p> <ul style="list-style-type: none"> i. The Aboriginal community most affected shall lead the development of such strategies. ii. Information shall be sought from residential school Survivors and other Knowledge Keepers in the development of such strategies. iii. Aboriginal protocols shall be respected before any potentially invasive technical inspection and investigation of a cemetery site. 	<ul style="list-style-type: none"> • This action calls upon the parties engaged in the work of residential school cemeteries. • There are no known residential schools or associated burial sites identified in Richmond.
<p>82. We call upon provincial and territorial governments, in collaboration with Survivors and their organizations, and other parties to the Settlement Agreement, to commission and install a publicly accessible, highly visible, Residential Schools Monument in each capital city to honour Survivors and all the children who were lost to their families and communities.</p>	<ul style="list-style-type: none"> • This action calls on the provincial and territorial governments. • There are no known residential schools identified in Richmond.

Calls to Action Identified in Council Referral

Calls to Action	Rationale
<p>88. We call upon all levels of government to take action to ensure long-term Aboriginal athlete development and growth, and continued support for the North American Indigenous Games, including funding to host the games and for provincial and territorial team preparation and travel.</p>	<ul style="list-style-type: none"> • This could be an opportunity for collaboration with other local governments and sport organizations and/or for advocacy to senior levels of government.
<p>91. We call upon the officials and host countries of international sporting events such as the Olympics, Pan Am, and Commonwealth games to ensure that Indigenous peoples' territorial protocols are respected, and local Indigenous communities are engaged in all aspects of planning and participating in such events.</p>	<ul style="list-style-type: none"> • This action calls upon the officials and host countries. • This could be an opportunity for advocacy to senior levels of government when planning to host an international sporting event to ensure Indigenous Peoples' territorial protocols are respected, and local Indigenous communities are engaged.
<p>92. We call upon the corporate sector in Canada to adopt the United Nations Declaration on the Rights of Indigenous Peoples as a reconciliation framework and to apply its principles, norms, and standards to corporate policy and core operational activities involving Indigenous peoples and their lands and resources. This would include, but not be limited to, the following:</p> <ul style="list-style-type: none"> i. Commit to meaningful consultation, building respectful relationships, and obtaining the free, prior, and informed consent of Indigenous peoples before proceeding with economic development projects. ii. Ensure that Aboriginal peoples have equitable access to jobs, training, and education opportunities in the corporate sector, and that Aboriginal communities gain long-term sustainable benefits from economic development projects. iii. Provide education for management and staff on the history of Aboriginal peoples, including the history and legacy of residential schools, the United Nations Declaration on the Rights of Indigenous Peoples, Treaties and Aboriginal rights, Indigenous law, and Aboriginal-Crown relations. This will require skills based training in intercultural competency, conflict resolution, human rights, and anti-racism. 	<ul style="list-style-type: none"> • This action calls upon the corporate sector in Canada. • This could be an opportunity for advocacy to local businesses who work in Richmond to adopt UNDRIP.

Timelines and Resources Required to Address Council Referral

The first chart below outlines the eight items contained in the Council referral and the timelines and resources required.

Referral Item	Timeline*	Existing Resources	Manager, Indigenous Relations
<i>Regular meetings with the Musqueam Council (at least semi-annually, as requested by Musqueam Councillor Howard Grant at the June 14th, 2021, City Council meeting).</i>	Ongoing	✓	
<i>Mandatory staff and City Council training on issues of Indigenous-specific racism and decolonization (e.g., Hummingbird Rising Consulting, Kairos Blanket Exercise).</i>	Ongoing	✓	
<i>A plan to implement the Truth and Reconciliation Commission of Canada: Calls to Action that are relevant to municipalities (17, 23, 40, 43, 47, 55, 57, 64, 75, 76, 77, 82, 87, 88, 91, and 92).</i>	Short, Medium, and Long term		✓
<i>A plan to implement the articles of the United Nations Declaration on the Rights of Indigenous Peoples, that are relevant to municipalities (articles 11, 14, 15, and 19).</i>	Long term		✓
<i>Honouring culturally significant sites through public identification of historical middens and archaeological sites, in consultation with the Musqueam.</i>	Long term		✓
<i>Offering annual community events in recognition of the National Day for Truth and Reconciliation.</i>	Short term	✓	
<i>Including Indigenous history on the City of Richmond's "History of Richmond" webpage.</i>	Long term		✓

Timelines and Resources Required to Address Council Referral

Referral Item	Timeline*	Existing Resources	Manager, Indigenous Relations
<i>Appoint a committee or task force or a person in charge of addressing Indigenous issues (e.g., Indigenous Relations Manager).</i>	Short term		✓

*Some medium to long term actions could be advanced with additional resources.

The second chart below outlines actions and associated timelines that could be initiated with the addition of a Manager, Indigenous Relations.

Actions	Timeline	Existing Resources	Manager, Indigenous Relations
Establish a work plan to guide the work of the new role and support reconciliation efforts in Richmond.	Short term		✓
Serve as the City's primary contact for its relationships and interactions with local Nations and Indigenous Peoples.	Short term		✓
Participate in external committees with community organizations, other local governments, and senior levels of government to exchange information and data on current and emerging issues related to reconciliation and coordinate shared reconciliation initiatives.	Short term		✓
Support internal departments on capital projects by building relationships with local First Nations in support of federal and provincial permitting approvals to reduce the potential impacts of delays or cost overruns.	Short term		✓
Provide subject matter expertise on how the City can advance and promote reconciliation.	Short term		✓



Annual Property Tax Rates (2023) Bylaw No. 10458

The Council of the City of Richmond enacts as follows:

1. Parts 1 through 5, pursuant to the *Community Charter*.

PART ONE: GENERAL MUNICIPAL RATES

1.1 General Purposes

- 1.1.1 The tax rates shown in column A of Schedule A are imposed and levied on the assessed value of all land and improvements taxable for general municipal purposes, to provide the monies required for all general purposes of the City, including due provision for uncollectible taxes, and for taxes that it is estimated will not be collected during the year, but not including the monies required for payments for which specific provision is otherwise made in the *Community Charter*.

1.2 City Policing, Fire & Rescue and Storm Drainage

- 1.2.1 The tax rates shown in columns B, C & D of Schedule A are imposed and levied on the assessed value of all land and improvements taxable for general municipal purposes, to provide monies required during the current year for the purpose of providing policing services, fire and rescue services and storm drainage respectively in the City, for which other provision has not been made.

PART TWO: REGIONAL DISTRICT RATES

- 2.1 The tax rates appearing in Schedule B are imposed and levied on the assessed value of all land and improvements taxable for hospital purposes and for Greater Vancouver Regional District purposes.

PART THREE: GENERAL PROVISIONS

3.1 Imposition of Penalty Dates

3.1.1 All taxes payable under this bylaw must be paid on or before July 4, 2023.

3.2 Designation of Bylaw Schedules

3.2.1 Schedules A and B are attached and designated a part of this bylaw.

PART FOUR: INTERPRETATION

4.1 In this bylaw, unless the context otherwise requires:

CITY means the City of Richmond.

PART FIVE: PREVIOUS BYLAW REPEAL

5.1 Annual Property Tax Rates (2022) Bylaw No. 10374 is repealed.

PART SIX: BYLAW CITATION

6.1 This Bylaw is cited as “Annual Property Tax Rates (2023) Bylaw No. 10458”.

FIRST READING

SECOND READING

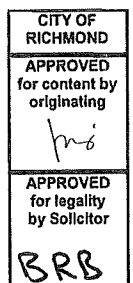
THIRD READING

ADOPTED

APR 24 2023

APR 24 2023

APR 24 2023



MAYOR

CORPORATE OFFICER

SCHEDULE A to BYLAW NO. 10458

PROPERTY CLASS	COLUMN A GENERAL PURPOSES	COLUMN B POLICING SERVICES	COLUMN C FIRE & RESCUE	COLUMN D STORM DRAINAGE	TOTAL
1. Residential	0.94755	0.40594	0.26380	0.00887	1.62616
2. Utilities	21.36788	9.15429	5.94881	0.19993	36.67091
3. Supportive Housing	0.94755	0.40594	0.26380	0.00887	1.62616
4. Major Industry	3.43941	1.47349	0.95753	0.03218	5.90261
5. Light Industry	2.05849	0.88188	0.57308	0.01926	3.53271
6. Business/ other	2.05849	0.88188	0.57308	0.01926	3.53271
8. Recreation/ non profit	0.67700	0.29004	0.18848	0.00633	1.16185
9. Farm	9.62279	4.12254	2.67898	0.09003	16.51434

SCHEDULE B to BYLAW NO. 10458

PROPERTY CLASS	REGIONAL DISTRICT
1. Residential	0.05070
2. Utilities	0.17744
3. Supportive Housing	0.05070
4. Major Industry	0.17237
5. Light Industry	0.17237
6. Business/other	0.12420
8. Rec/non profit	0.05070
9. Farm	0.05070

City of Richmond
6911 No 3 Rd
Richmond, BC V6Y 2C1

Dear Mayor and City Councillors,

April 17, 2023

Cannabis stores, City of Richmond

I would like the City of Richmond to change their 2017 decision on banning cannabis stores in Richmond.

Having watched loved ones go through chemo over the past few years and seeing the benefits cannabis had on the side effects from chemo, access should be available in Richmond. We should not have to drive to another city. Cannabis has been legal in Canada since 2018. It's 2023, allow Richmond residents access to cannabis stores so people can access legal cannabis and not use the illicit market. In 2019, almost 64 per cent of cannabis users surveyed in B.C. said they acquired their cannabis from illegal sources, according to [Stats Canada](https://www150.statcan.gc.ca/n1/pub/25-011-x2020001/article/00001-eng).

BC Cancer states where you can access cannabis <http://www.bccancer.bc.ca/health-info/coping-with-cancer/medical-cannabis>. Nothing is listed for the City of Richmond. All other lower mainland municipalities have cannabis stores. <https://justice.gov.bc.ca/lcrb/map>

Since the CBC 2020 news article; Delta, Burnaby, West Vancouver, Coquitlam, Langley now have Cannabis stores. <https://www.cbc.ca/news/canada/british-columbia/cannabis-desert-12-municipalities-bc-south-coast-1.5842993>

New article this month adding Surrey: <https://www.cbc.ca/news/canada/british-columbia/cannabis-stores-surrey-1.6798796>

Thank you,

Karina